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**Flat 7 15a Normanton Road, South Croydon
CR2 7AE**

Offers in excess of £190,000

CHAIN FREE

A very well presented one double bedroom, top floor balcony flat situated within a popular residential road, conveniently located only 0.3 miles from South Croydon train station and 0.5 miles from Lloyd Park Tram stop. With stairs to the top floor, private entrance hall, open plan living/dining/kitchen area with integrated oven and hob, leading to the private balcony, double bedroom with small built in wardrobe and modern shower room.

The flat also comes with a private parking space.

Council Tax Band C.

Tenure: Leasehold

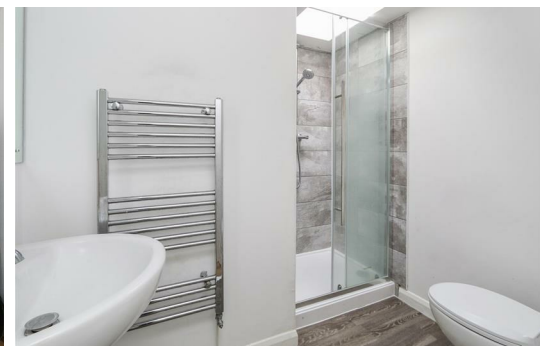
Lease remaining: 112 years (to be verified by vendor's solicitor)

Service charges: £706.11 every 6 months (to be verified by vendor's solicitor)

Ground rent: £200 per annum (to be verified by vendor's solicitor)

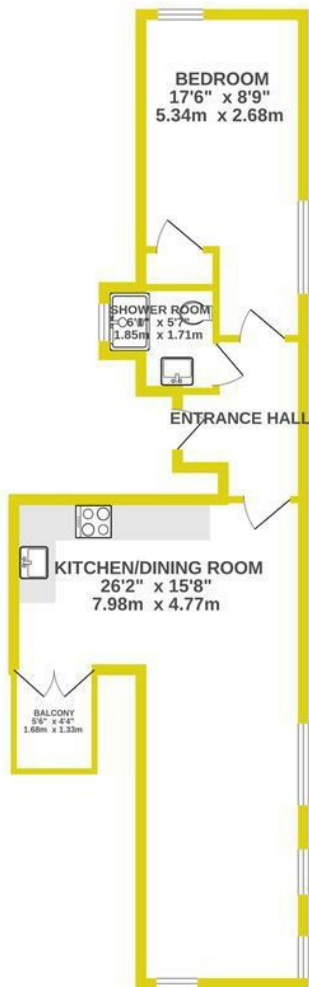
Please call or email to book your appointment to view.

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GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest energy costs	A		
21-27	B		
18-20	C		
15-17	D		
12-14	E		
9-11	F		
4-8	G		
Not energy efficient - higher energy costs		77	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
21-27	B		
18-20	C		
15-17	D		
12-14	E		
9-11	F		
4-8	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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