



Goodmove are delighted to present this two bedroom maisonette to the market.

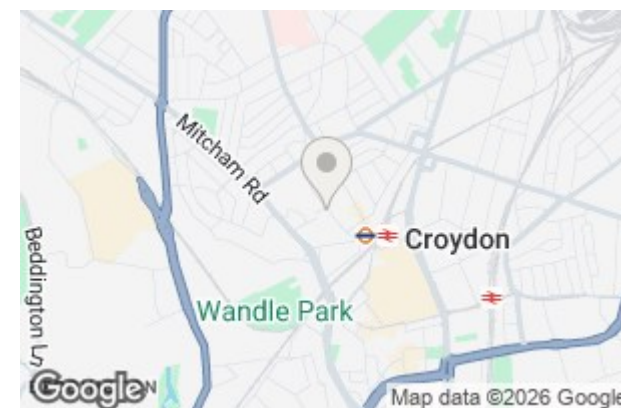
Situated in a convenient residential location, this well-presented property at 78 Nelson Close offers an excellent opportunity for cash buyers. Available on a cash only basis due to the low lease, this property is ideally suited to those seeking a ready-made buy-to-let investment.

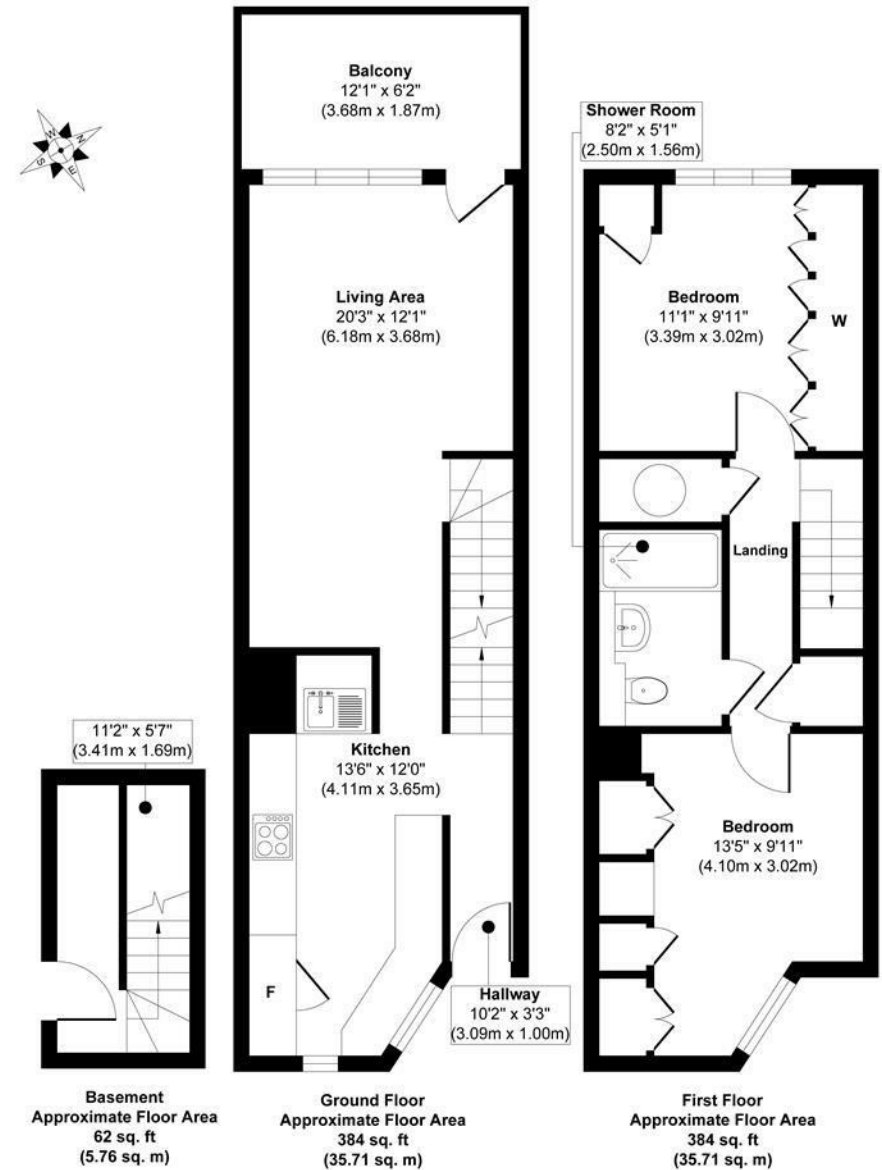
Offered for sale with working tenants in situ, currently paying £1,600 per calendar month, the property provides immediate rental income from day one. Generating an impressive gross yield of 8.5% (7.7% net), this is a fantastic opportunity to secure a strong-performing investment with established occupants already in place.

The accommodation is well arranged and suitable for modern living, making it an attractive long-term rental prospect. Conveniently positioned within easy reach of local amenities, transport links and Croydon town centre, the property benefits from continued strong tenant demand in the area.

Whether you are looking to expand your portfolio or acquire a high-yielding investment, this property represents a smart and rewarding purchase. Early enquiries are highly recommended.

- Cash Buyers Only
- Tenant in Situ
- Two Bedroom Maisonette
- Balcony
- Fantastic Location
- EPC Rating D
- Council Tax Band A



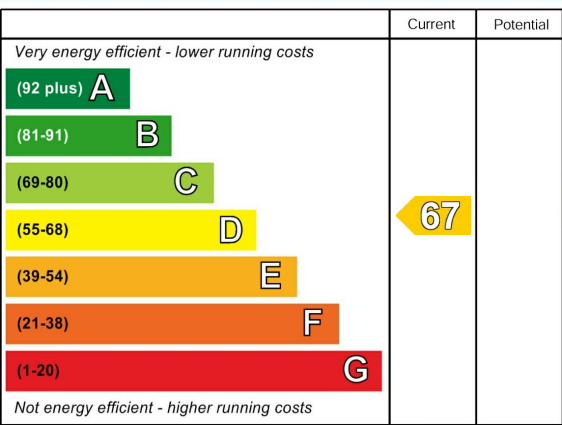


Approx. Gross Internal Floor Area 830 sq. ft / 77.18 sq. m


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



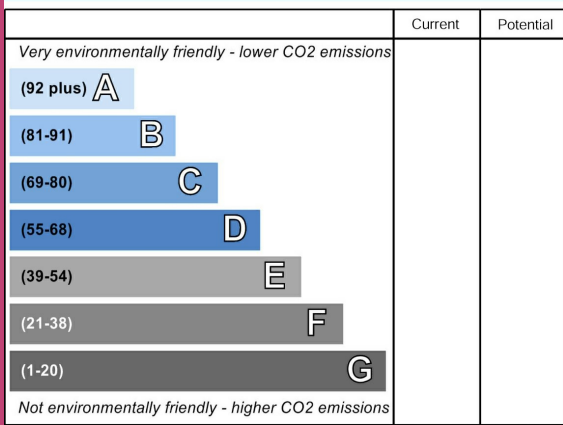
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC 

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC 