



Centrillion Point, 2 Masons Avenue, Croydon, CR0 9WY Offers in excess of £220,000

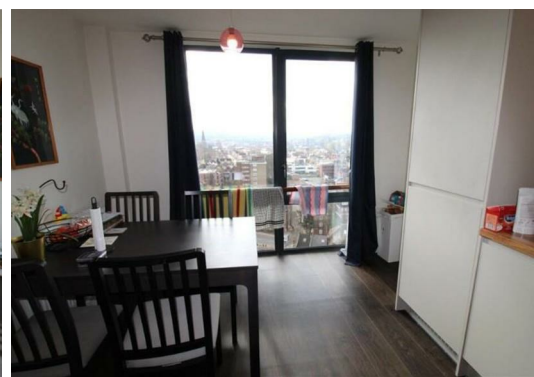
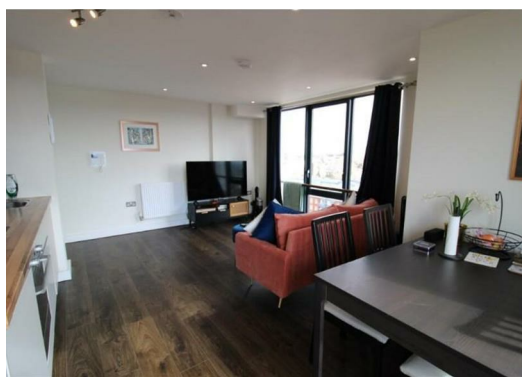
SOLD WITH A TENANT IN SITU - CASH BUYERS

Nestled in the vibrant area of Croydon, this modern house on Masons Avenue presents an excellent opportunity for cash buyers seeking a sound investment. Built in 2009, the property boasts a contemporary design and is sold with a tenant in situ, making it an ideal choice for those looking to generate immediate rental income.

The apartment features a well-appointed reception room that offers a welcoming space for relaxation and entertainment. With two generously sized bedrooms, there is ample room for comfortable living. The bathroom is conveniently located, ensuring practicality for everyday use.

This property is particularly appealing to investors, as it is already tenanted, allowing for a seamless transition into ownership without the hassle of finding new tenants. The location in Croydon is advantageous, with a variety of local amenities, transport links, and recreational facilities nearby, enhancing its desirability for future tenants.

In summary, this spacious two-bedroom apartment Masons Avenue is a promising investment opportunity for cash buyers, offering both comfort and convenience in a thriving area.



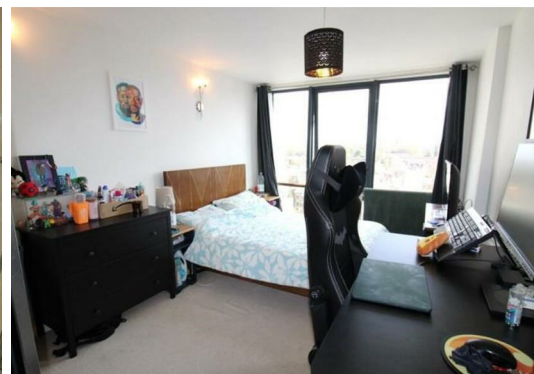
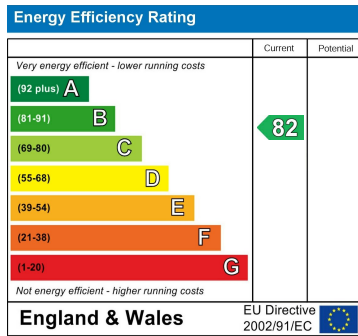
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Leasehold Information

106 years remaining on the lease
 Ground rent: £350pa for first 25yrs
 Maintenance charge:£3,125.16pa & contri of 882.83 to reserve

This information is provided by the vendor and should be verified during the conveyancing process.



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