



53b Temple Road, Croydon, Surrey, CR0 1HW

**Pollard Machin**  
estate agents since 1885



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Croydon  
Surrey CR0 1HW

Guide Price £235,000

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### Description

**\*\*No Onward Chain\*\*** This top floor one bedroom apartment is situated in a convenient location close to Sanderstead Station and Croydon Town Centre as well as other transport links into London. Great for first time buyers or investors. Lease 153 years, Maintenance £2070.50 yearly, Ground Rent £250/year. EPC Rating C. Council Tax Band C.

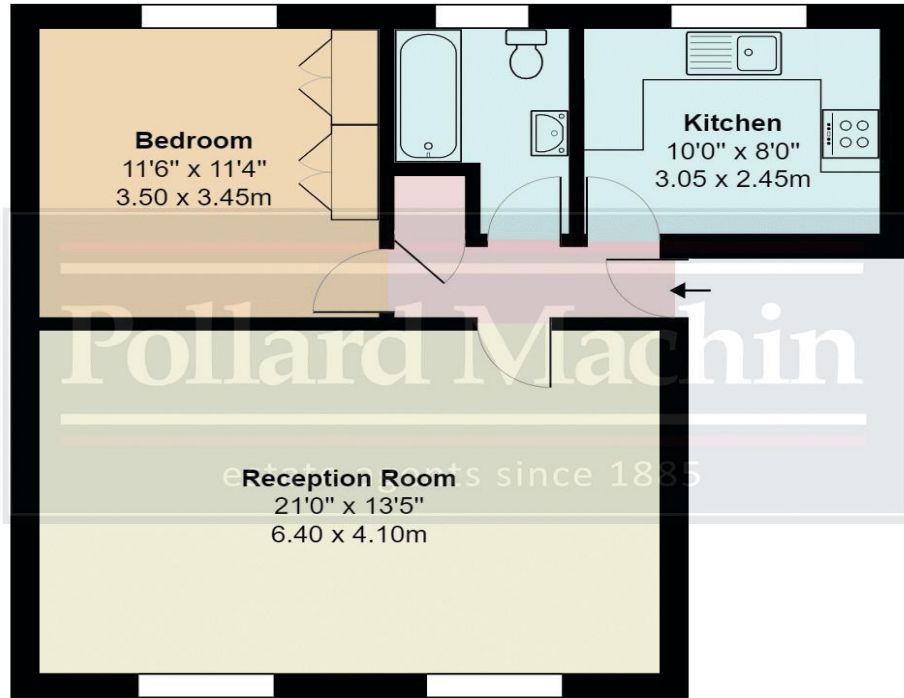
### Accommodation

Communal Entrance: Hallway with storage cupboard: 21'x13'5"  
Lounge with fitted units and shelving: 11'6x11'4" Double Bedroom with fitted wardrobes: Bathroom with external window and shower over the bath: Fitted Kitchen with range of fitted units, electric hob and oven: Gas Central Heating: Double Glazing: Communal Gardens.

### Location

Temple Road is located off of St Peters Road just 0.2 miles from South Croydon Train Station and 0.6 miles from East Croydon Train Station, within distance of local restaurants and bars, schools and bus routes serving both Croydon Town Centre and Selsdon.





**First Floor**

**Temple Road, Croydon, CR0**  
**Gross Internal Area 591sq ft / 54.9sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.  
 Plan produced by AR Net Media - [www.arnetmedia.uk](http://www.arnetmedia.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.







Viewings Strictly by Appointment Only

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