



HEREFORD COURT, CANNING ROAD
CROYDON, SURREY, CR0 6QD

9 HEREFORD COURT, 18 CANNING ROAD CROYDON, SURREY, CR0 6QD

Guide Price of

Rayners are delighted to present to market this fantastic one bedroom apartment situated on the second floor of Hereford Court. The property is well presented throughout with accommodation offering a modern fitted kitchen and integrated appliances, spacious living room with dining area and bay window plus a modern family bathroom. The double bedroom has large built in Wardrobes and there are additional cupboards in the hallway providing plenty of storage space. This apartment comes with parking to the rear and a garage on bloc. East Croydon train station is just 0.7 miles away with excellent train links to central London in just approx 18 minutes as well as a fast train to Gatwick and the South. Additionally there is a tram service as well as numerous bus routes. Croydon has a wealth of restaurants and bars along with comprehensive shopping facilities. In our opinion this property is an Excellent First time buy or investment. Register your interest now as this is a must

Tenure: Leasehold

Lease Length: 1000 Years from 25th Dec 1972 approx 950 Years Remaining (as of April 23)

Local Authority: Croydon Council

Council Tax Band: C

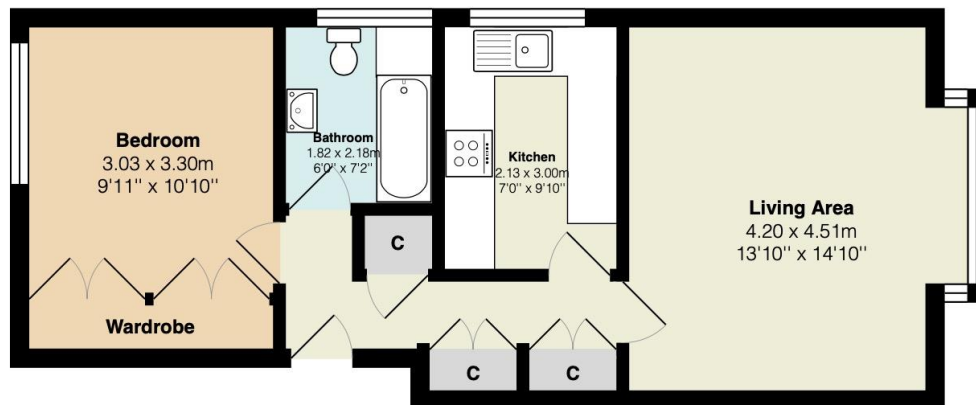
Maintenance Fee: Approx £1130.50 per annum

Building Insurance: approx £243.11 per annum

Ground Rent: approx £445.06 per annum

EPC Rating: D

9 Hereford Court



Total Area: 48.9 m² ... 526 ft²

All measurements are approximate and for display purposes only

SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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