

60 Campion Close,
Croydon, Surrey, CR0
5SN



GUIDE PRICE £400,000 - £415,000

TWO BALCONIES | DOUBLE GARAGE | LIFT SERVED | TOP FLOOR
A rare opportunity to acquire this truly unique and exceptional apartment, located conveniently for transport links to London. Set in approximately 3 acres of mature and well stocked communal grounds, giving a feeling of being in the countryside or even on holiday!



The property comes with the following accommodation: Entrance hall, bright and spacious living/dining/kitchen area with access to your own private balcony overlooking the grounds, main bedroom with a second private balcony, bedroom two (double) and a family bathroom.

Other benefits of the property include; gas central heating, double glazing and a double garage. Council Tax Band E, EPC Rating C, Share of Freehold, Service Charge £3,316 per annum, £0 ground rent.

Floorplan

pauloshea
bespoke estate agency

CAMPION CLOSE CR0
GROSS INTERNAL AREA
TOTAL: 78.sq.m - 841.sq.ft

BALCONY
2.72 x 1.32 m
8'11" x 4'4"

BEDROOM
3.67 x 3.09 m
12'1" x 10'2"

BALCONY
3.85 x 1.41 m
12'7" x 4'7"

BEDROOM
2.58 x 3.01 m
8'6" x 9'10"

LIVING ROOM
4.59 x 4.13 m
15'1" x 13'7"

DINING
4.59 x 2.24 m
15'1" x 7'4"

KITCHEN
2.42 x 2.24 m
7'11" x 7'4"

IN

Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this Plan ©13072022. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk Tel. 07944225845

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Features

- Guide Price £400,000 - £415,000
- Two Double Bedrooms
- Ensuite to Main Bedroom
- Share of Freehold
- Two Balconies
- Double Garage
- Lift Served

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