



## 1 bed apartment to buy in CR0

Lansdowne Road, Croydon, CR0 2BF

**£165,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One bedroom ground floor flat
- ✓ Separate kitchen
- ✓ Excellent investment opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

## Description

A spacious one-bedroom ground floor flat situated on the ever-popular Lansdowne Road, conveniently positioned close to Croydon town centre, excellent transport links and local amenities.

The property comprises a bright reception room, separate fitted kitchen, double bedroom and bathroom/WC. Externally, the property benefits from access to a substantial communal garden area.

Offering approximately 474 sq ft of internal accommodation, this property presents an excellent opportunity for investors, first-time buyers or those seeking a buy-to-let investment. The flat offers scope for cosmetic improvement and value enhancement, making it an ideal auction purchase.

Conveniently located within easy reach of East Croydon Station, local bus routes, shops, restaurants and the wide range of amenities Croydon has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 138

Annual Service Charge Amount: £1,612.00

Price: Starting Bid £165,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

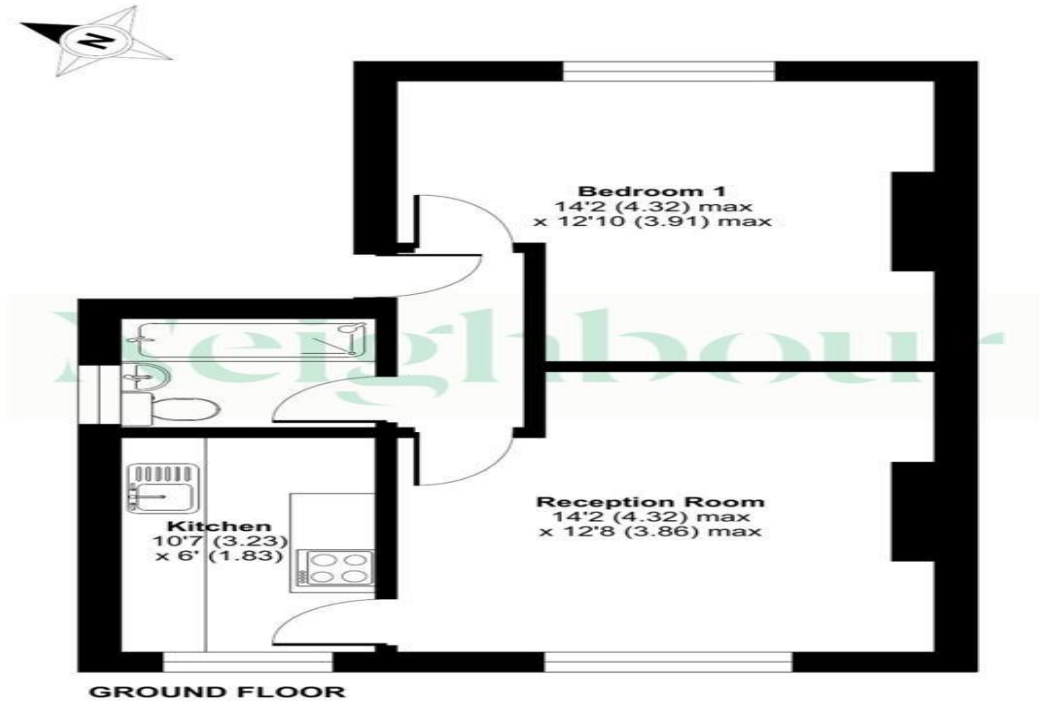
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Lansdowne Road, Croydon, CR0

Approximate Area = 474 sq ft / 44 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Neighbour Estate Agent. REF: 1465871

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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