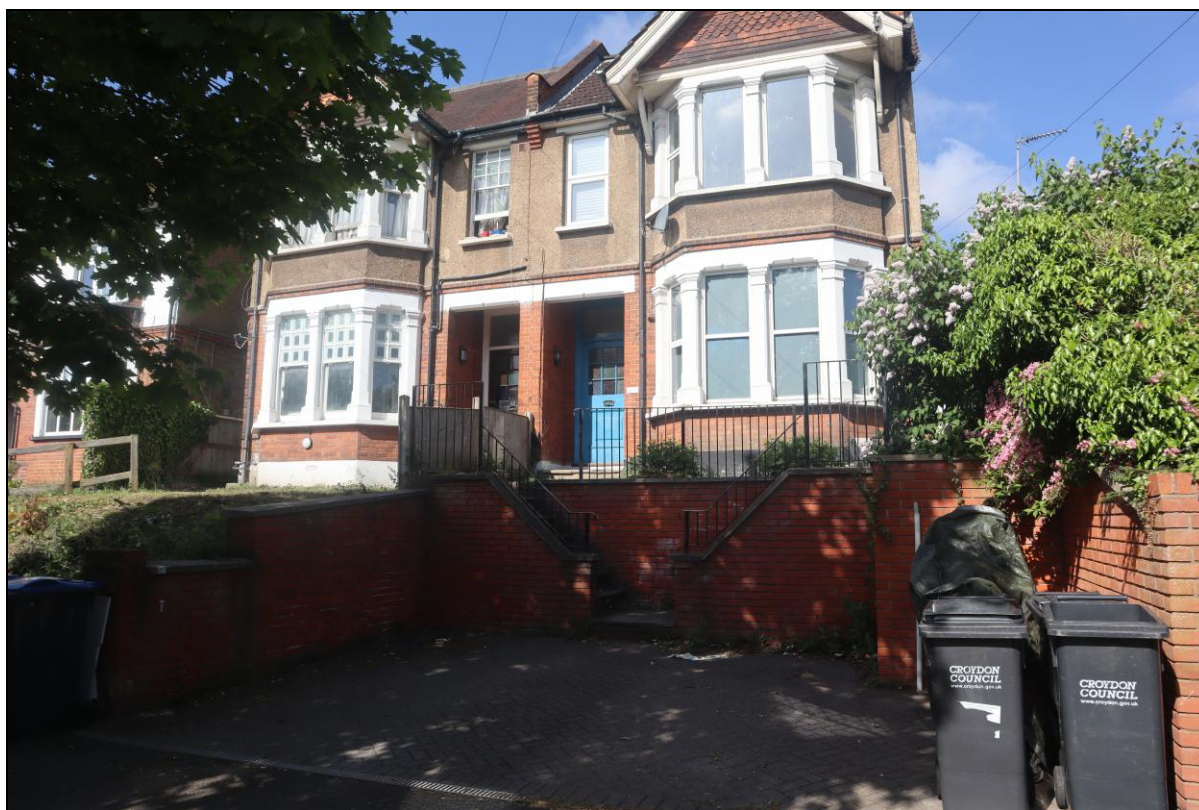


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## *BOND & SHERWILL*



### *Avondale Road*

For cash buyers only! This one-bedroom apartment is situated on a popular road and comes to the market with a new lease of 999 years and no onward chain.

The property comprises a kitchen, good-size lounge, bedroom, bathroom and double-glazing.

South Croydon & Purley Oaks railway stations offer swift routes to London Victoria, London Bridge, Gatwick Airport and Brighton, while the A23 can be used to access the national motorway network. In addition there are local bus routes. Restaurants, bars and shops can be found both in South Croydon and Central Croydon along with a variety of green spaces.

## £ 175,000

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

# BOND & SHERWILL

## Hallway

The hallway includes radiator.

## Kitchen

The kitchen includes base units with work surface area, sink with mixer tap and drainer, four ring electric hob, oven, space for washing machine, space for fridge/freezer, two double-glazed two-casement windows, partially-tiled walls and radiator.



## Lounge

The lounge includes a four-casement double-glazed window and radiator.



## Bathroom

The bathroom includes a low-level W.C with dual-flush, pedestal wash-hand basin, panel-enclosed bath, tiled walls and radiator.



## Passage

The passage includes a tiled floor and radiator.

## Bedroom

The bedroom includes a single-casement double-glazed window, two radiators and down-lights.



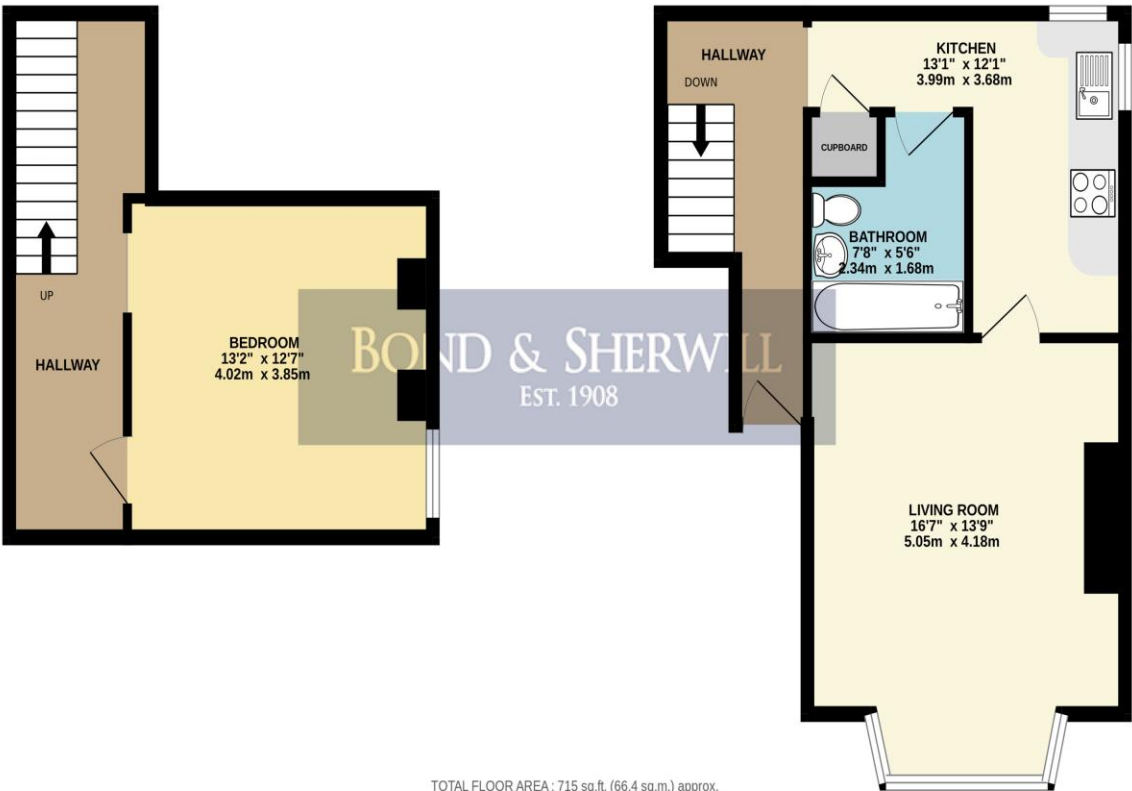
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# BOND & SHERWILL

## Avondale Road

BASEMENT  
268 sq.ft. (24.9 sq.m.) approx.

GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F		
(1-20)	G	14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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