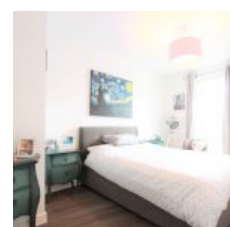
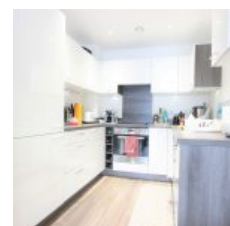
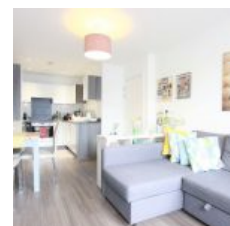


Palladian Court, 3 Cabot Close, Croydon, CR0 4FP - £310,000



Overview

- 2 Bed
- 2 Bath

Docklands Prestige Residential are delighted to offer a Two Bedroom, Two Bathroom Apartment situated in Palladian Court, Cabot Close, Croydon, CR0 4FP for sale.

The property totals approximately 54 m² of living space and is located on the second floor. The apartment is offered with a motorbike park space.

The Apartment benefits from:

- * Two bedrooms; with en-suite to master
- * Bright open plan reception with space for dining
- * Fitted bathroom
- * Private Balcony
- * Excellent condition
- * Concierge

Approximate lease: 155 years from 2015

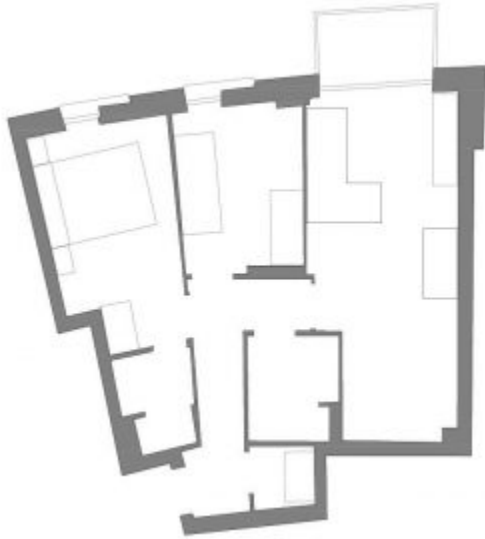
Service charge: £1500 p/a

Ground rent: £275 p/a

The property is located ideally for Trams at Wandle Park which serve Wimbledon, Beckenham and East Croydon station, where a fast and frequent services runs to London Victoria and London Bridge.

Croydon itself is fast regenerating and is soon to feature a new Westfield shopping centre.

Croydon's newest venue, boxpark is situated a short tram ride away at East Croydon and provides a lively entertainment centre and street food from around the world.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.