

Lot 7

35a Little Roke Avenue, Kenley, CR8 5NN

GUIDE PRICE: £130,000



SPACIOUS TWO-BEDROOM CONVERSION FLAT IDEAL FOR INVESTMENT

This ground floor conversion flat offers spacious two-bedroom accommodation and also benefits from gas-fired central heating and double-glazing. The property also benefits from off-street parking for two vehicles to the rear of the property and is sold with full vacant possession. Little Roke Avenue is situated off Lower Road which in turn connects to the A22 Godstone Road and within close proximity of Kenley and Purley Stations.

ACCOMMODATION

Entrance lobby, lounge 13'9 max x 11'9 max, inner hallway, kitchen 9' x 8', bathroom 9'8 x 4'6, bedroom one 14' into bay x 13'1, bedroom two 9'4 x 8', communal garden and off-street parking for 2 cars.

TENURE

Leasehold 99 years from 29 September 1990
Ground rent: £50 rising

LOCAL AUTHORITY & TAX RATING

London Borough of Croydon: 020 8726 6000
Council Tax Band: C

VENDORS SOLICITORS

Iain Lorrimer
Frettons Solicitors
The Saxon Centre
11 Bargates
Christchurch
Dorset BH23 1PZ
0845 094 2361

VIEWING TIMES

By appointment through
Joint Auctioneers Pinnacle Properties: 01737 770033.



STARTING BID

NOTES

FINAL BID

SOLD

UNSOLD

SOLD PRIOR

WITHDRAWN