

# Lot 1

By Order of the Mortgagees

93A Orchard Avenue, Croydon,  
Surrey CR0 7NF

**GUIDE PRICE: £50,000**



**FREEHOLD TWO FLOOR ANNEXE**

This two storey annexe offers two bedroom accommodation with open plan reception room to kitchen area and own part of front driveway. The property is situated on the west side of Orchard Avenue close to the junction of Tower View about 3 miles to the east of Croydon town centre with its wide range of shopping, recreational and transport amenities.

#### **ACCOMMODATION**

First Floor: Two bedrooms, shower room/WC.  
Ground Floor: Reception room with open plan kitchen.  
Outside: Front hardstanding.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Croydon 020 8726 6000

#### **VIEWING TIMES**

3/12, 5/12, 10/12 & 12/12 - all at 9.30am

#### **NOTE**

- 1 - The Seller cannot confirm that the necessary planning permission or building regulation consent were obtained for the Property and the Buyer shall be deemed to have made all necessary enquiries. Refer to the Special Conditions of Sale (Clause 25).
- 2 - There is an increased buyer's fee of £625 + VAT applicable to this lot

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**