

# Lot 13

33 Bensham Lane, Croydon,  
Surrey CR0 2RW

**GUIDE PRICE: £190,000\***



## GROUND FLOOR TWO BEDROOM FLAT

This spacious ground floor self-contained flat is arranged over the entire ground floor of this converted Victorian terraced house and offers two bedroom accommodation with own rear garden. Situated at the southern end of Bensham Lane nearly opposite the junction of Constance Road in this popular location close to Croydon University Hospital. London Road is nearby where a range of local shopping facilities are available, whilst providing good road communications and public transport to Croydon town centre to the south. The property is let on an Assured Shorthold Tenancy at a current rent of £950 pcm (ERV: £1,100 pcm) and will therefore be of interest to investment purchasers.

### ACCOMMODATION

Entrance hall, Bedroom one, Bedroom two, Reception room, Kitchen/diner, Bathroom/WC.  
Outside: Own rear garden

### TENURE

Long Leasehold.

### LOCAL AUTHORITY & TAX RATING

Croydon Council. Tel: 020 8726 6000  
Council Tax Band: B

### VIEWING

Strictly by appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN