

2 Bed Maisonette In Engadine Close , Croydon, CR0 5UU

£360,000





## **SHORT DESCRIPTION**

Property Ref: 15783 Stylish & Spacious 2-Bedroom Maisonette with Garage | Chain Free | Prime Parkhill Location Guide Price £360,000 An excellent opportunity to acquire this beautifully presented and generously proportioned two-bedroom maisonette, ideally situated in the highly sought-after Parkhill area. Offering approximately 947 sq. ft. of well-designed living space, this home is perfect for first-time buyers, professionals, or investors alike. The property features a bright and spacious living room, ideal for relaxing or entertaining, alongside a fully fitted modern kitchen perfect for home cooking. Two well-proportioned bedrooms provide comfortable accommodation, complemented by a well-maintained bathroom. Additional benefits include Garage & permit parking: a rare and valuable feature Communal garden space for outdoor enjoyment Gas central heating & double glazing for year-round comfort Long lease remaining (137 years) Low annual costs: Ground Rent £90 | Service Charge £530 Chain-free: ideal for a smooth and speedy purchase Perfectly positioned, the property offers easy access to local amenities, transport links, and highly regarded schools and colleges, making it an excellent choice for both families and commuters. This property combines space, location, and practicality, making it a fantastic place to call home or a smart investment opportunity. Early viewing is highly recommended.



**Bed Room(s)**



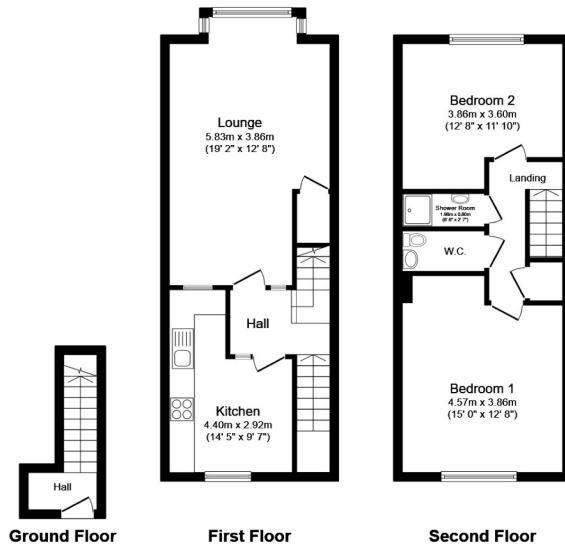
**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 88 sq.m.(947.224 sq.ft.)approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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