



**Guide Price**  
**£280,000**

**Leasehold**

2x  1x  1x 

**Southbridge Road,  
Croydon, Surrey, CR0**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious ground floor conversion flat with patio area
- Open plan lounge/kitchen
- Shower room and separate utility room
- Well presented throughout
- Excellent location close to transport links, shops, bars and restaurants

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge/Kitchen: 15'3 x 13'2 (4.65m x 4.02m)

Bedroom 1: 14'9 x 11'4 (4.50m x 3.46m)

Bedroom 2: 11'0 x 10'2 (3.36m x 3.10m)

Utility Room: 7'11 x 7'2 (2.41m x 2.19m)

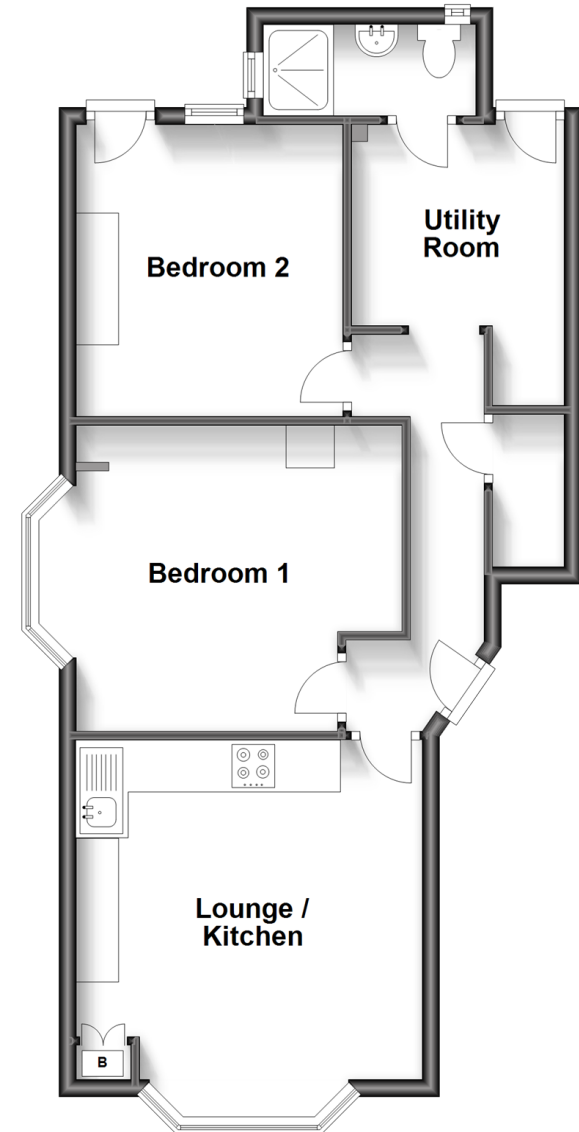
#### Shower Room

### OUTSIDE

#### Patio Area

## Ground Floor

Approx. 58.0 sq. metres (624.1 sq. feet)



**Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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