



## 1 bed flat to buy in CR0

21 Cross Road, Croydon, CR0 6TE

**£130,000** Starting Bid

🛏 x1 🚿 x1 🚿 x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Cash buyers exclusively
- ✓ £2,055.12 per annum
- ✓ Ground rent: £60
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

For Sale by Situated on a higher floor, this bright and airy property benefits from large windows allowing an abundance of natural light throughout.

The accommodation comprises a generous reception room, separate kitchen, well-proportioned double bedroom, and bathroom. The property would make an ideal first-time purchase or investment opportunity.

A true highlight of this apartment is the incredible far-reaching view over Croydon, creating a bright and impressive living environment both day and night. Conveniently located close to local amenities, excellent transport links, and nearby stations offering easy access into Central London.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 48

Annual Ground Rent Amount: £60.00

Annual Service Charge Amount: £2,100.00

Price: Starting Bid £130,000

Property Type: Flat

Parking: Permit Parking

Year built: 1970

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

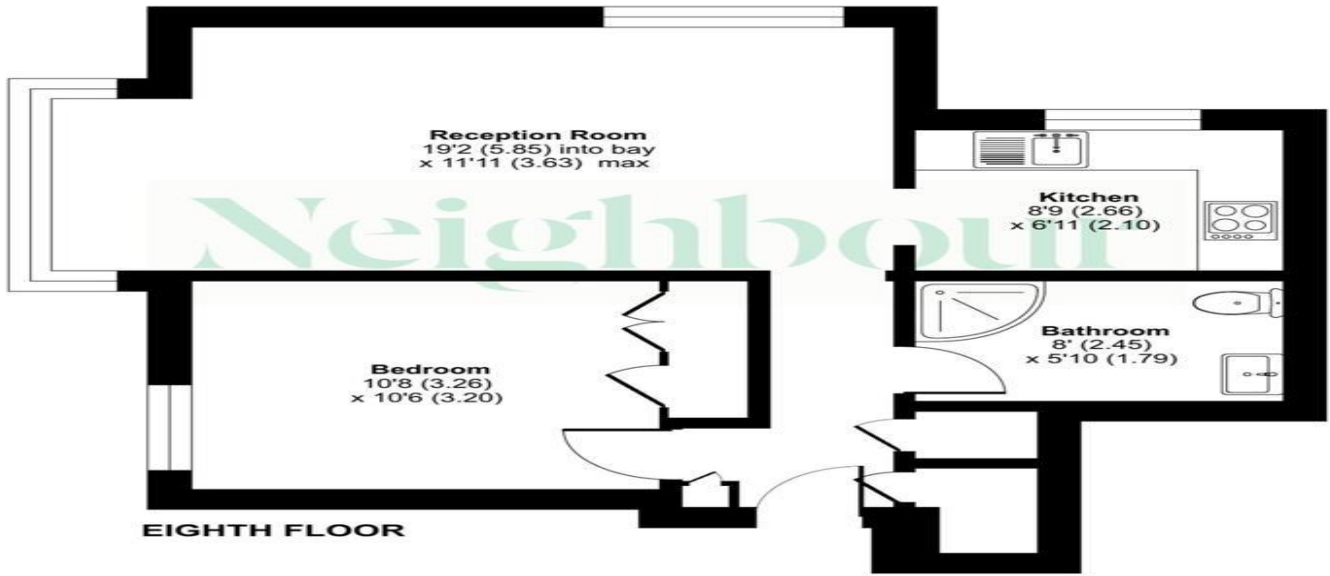
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

# Cumberland Court, Cross Road, Croydon, CR0

Approximate Area = 533 sq ft / 49.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Neighbour Estate Agent. REF: 1468468

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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