



## 2 bed apartment to buy in CR0

Scarbrook Road, Croydon, ., CR0 1SQ

**£300,000** Starting Bid

 x 2

Tenure

**Leasehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ 2 Bedrooms
- ✓ Modern fitted kitchen
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

A spacious and well-presented two-bedroom, two-bathroom first floor flat set within the sought-after Stoneham House on Scarbrook Road. Offering 807 sq ft of internal space, the property features a bright open-plan living area, a modern fitted kitchen, and two generously sized bedrooms including a principal with en-suite. Further benefits include allocated residents' parking, a long lease of approximately 114 years, and no onward chain, making it an ideal choice for first-time buyers or investors alike.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 114

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,500.00

Price: Starting Bid £300,000

Property Type: Apartment

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: 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: Yes

Sewerage: Standard UK domestic

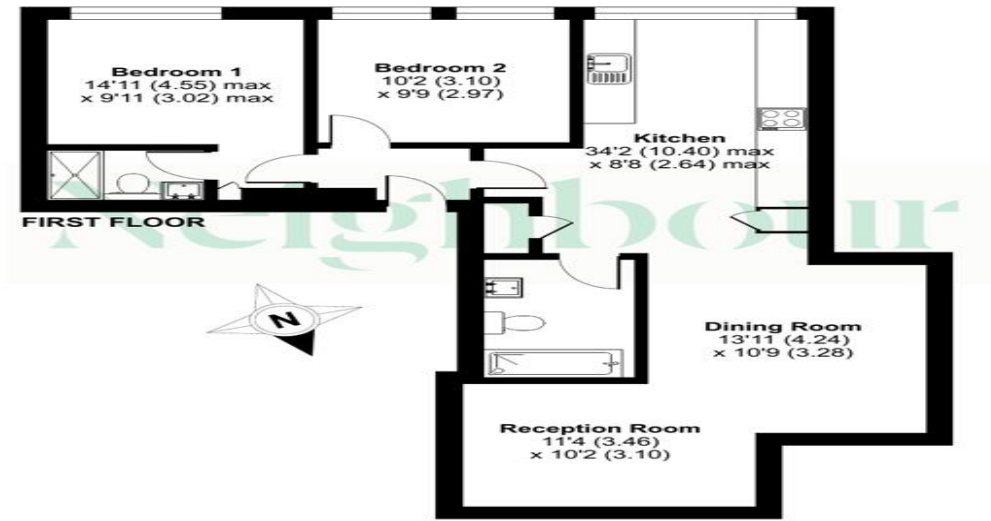
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

# Scarbrook Road, Croydon, CR0

Approximate Area = 807 sq ft / 75 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). Produced for Neighbour Estate Agent. REF: 1317730. © ncbecom 2025.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   | 82                      | 82        |
| (69-80) <b>C</b>                                   |                         |           |
| (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 |           |

Scarbrook Road, Croydon, ., CR0 1SQ

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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