



## Flat 2, Elgin Court, 12 Bramley Hill – CR2 6LY

Guide Price £150,000







## Flat 2

Elgin Court, South Croydon

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Situated in a desirable residential location, this one-bedroom apartment presents an excellent opportunity for those seeking a property to modernise and make their own.

Upon entry, you are welcomed into a well-proportioned hallway that leads directly into the spacious lounge. The lounge is generously sized, offering ample room for both seating and dining arrangements, and benefits from natural light that enhances the sense of space and comfort within the room.

Adjacent to the lounge, the kitchen awaits transformation and provides scope for a contemporary redesign, with sufficient space for modern appliances and cabinetry to be installed according to personal taste.

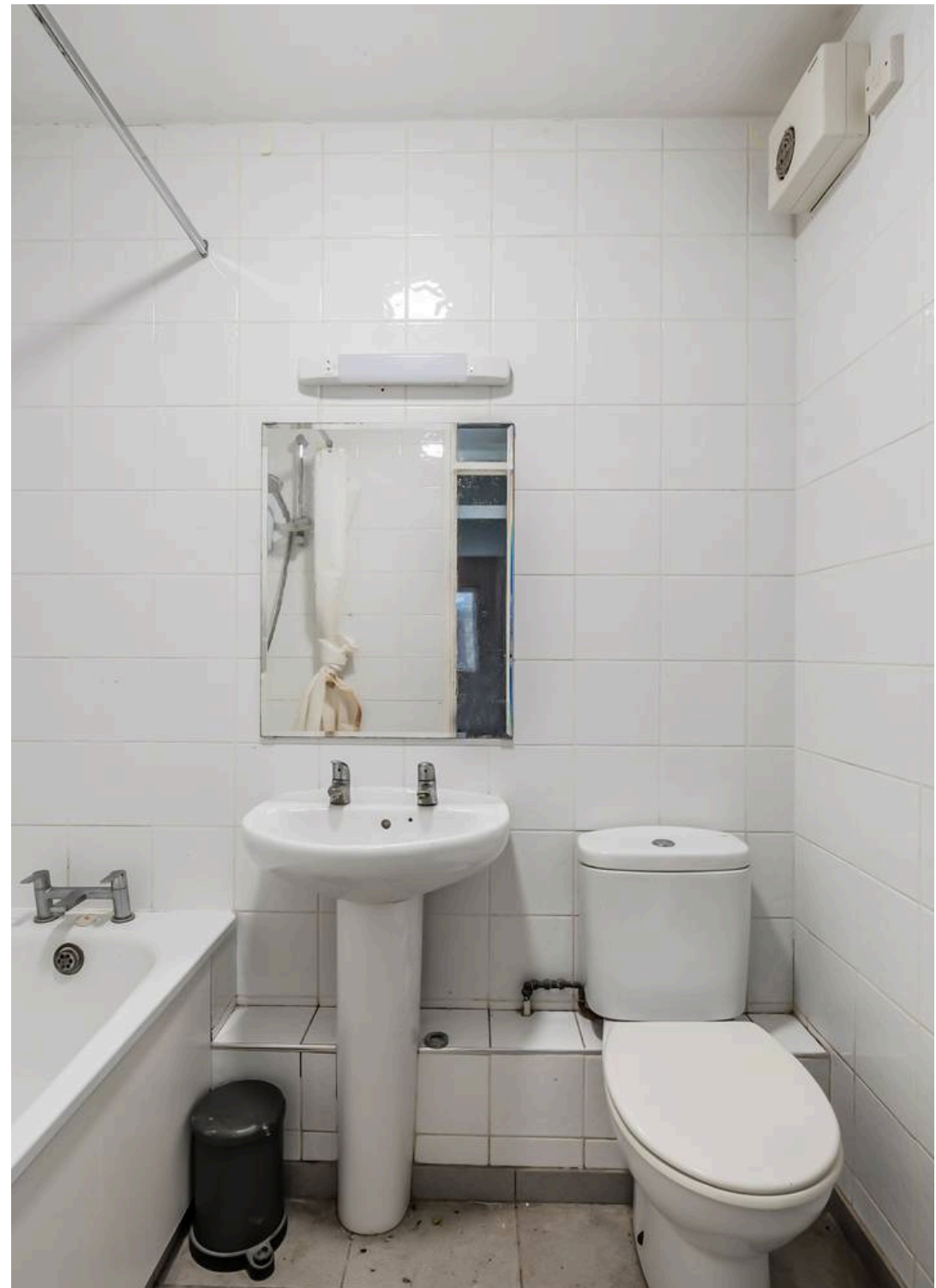
The bedroom is a comfortable double room, ideal for creating a restful retreat, and features a layout that allows for a variety of furniture configurations.

Completing the accommodation is a bathroom that, like the rest of the apartment, is ready for updating and offers the potential to introduce stylish fittings and fixtures.

Throughout, the apartment retains a practical layout that maximises the available space, with each room flowing seamlessly from one to the next.

While the property is in need of modernisation, it offers a blank canvas for buyers to implement their own vision, whether as a first home or an investment project.

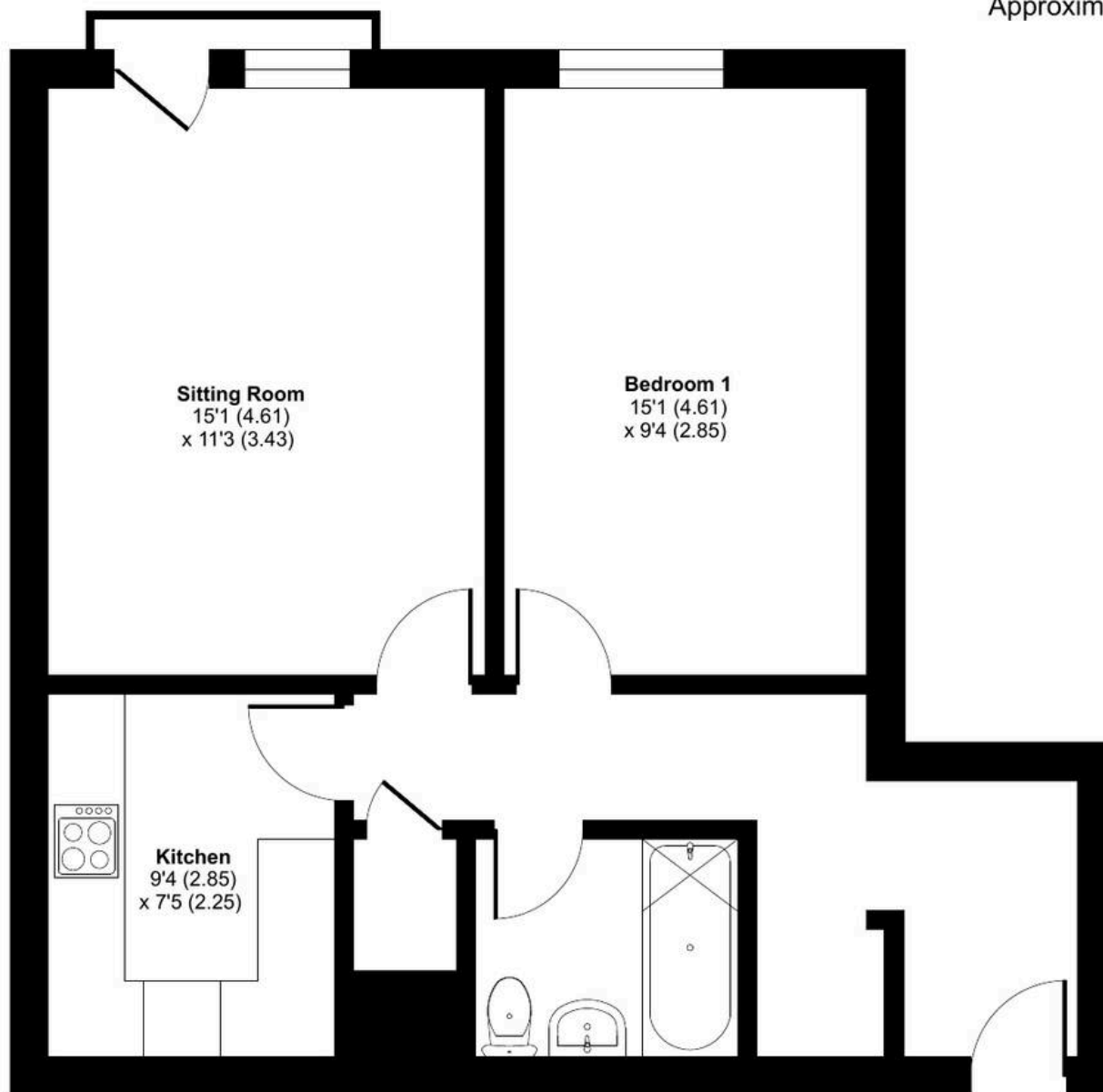
The apartment's interior is defined by its straightforward arrangement and potential for enhancement, making it a compelling proposition for those wishing to add value and design a home tailored to their preferences.



# Bramley Hill, South Croydon, CR2

Approximate Area = 565 sq ft / 52.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Park & Bailey. REF: 1387272





## Park & Bailey Warlingham

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