



Nihill Place, Croydon, CR0 6FP

**Welcome to
Nihill Place, Croydon**

This luxury spacious, high spec apartment positioned just a short distance to both East Croydon Station and Addiscombe High Street, is set on the ground floor of this well maintained building. With a lift and secure entry system, bi-folding doors from the living room direct to its own garden/patio.

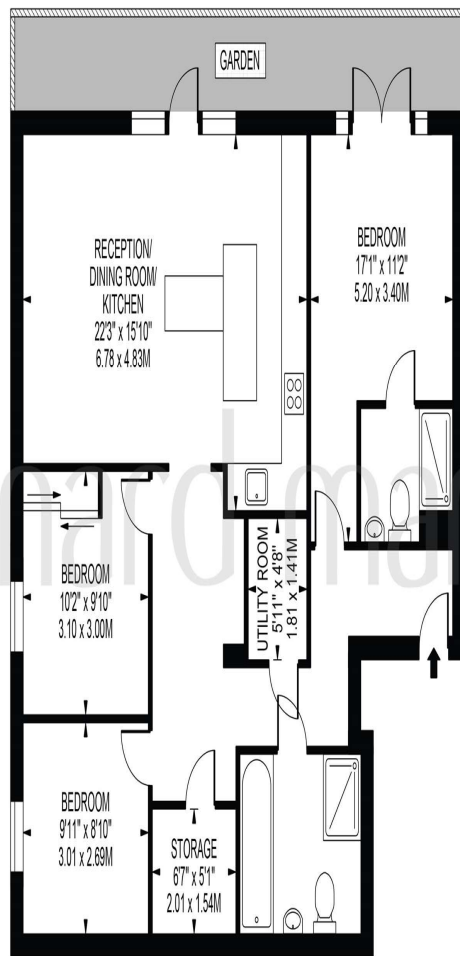
Comprising 3 well sized bedrooms, family bathroom and en-suite to master bedroom, spacious open plan kitchen with integrated appliances/reception room with bi-folding doors with direct access to own patio/garden space

Offered in excellent condition with a long lease and no chain!



NIHILL PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1036 SQ FT - 96.25 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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- Three bedroom apartment
- Convenient to public transport and local amenities
- En-suite and family bathroom
- Plenty of storage space
- Excellent decorative order
- Allocated Parking

Tenure: Leasehold EPC Rating: B

£450,000



view this property online barnardmarcus.co.uk/Property/CRY111580

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRY111580 - 0003

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Please note the marker reflects the
postcode not the actual property

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