



Lamberts Place, Croydon, CR0 2BR

**Welcome to
Lamberts Place, Croydon**

Conveniently located for East Croydon Station, Croydon Town Centre and local shops whilst being in a secluded cul-de-sac location, is this rare and unique split level studio maisonette.

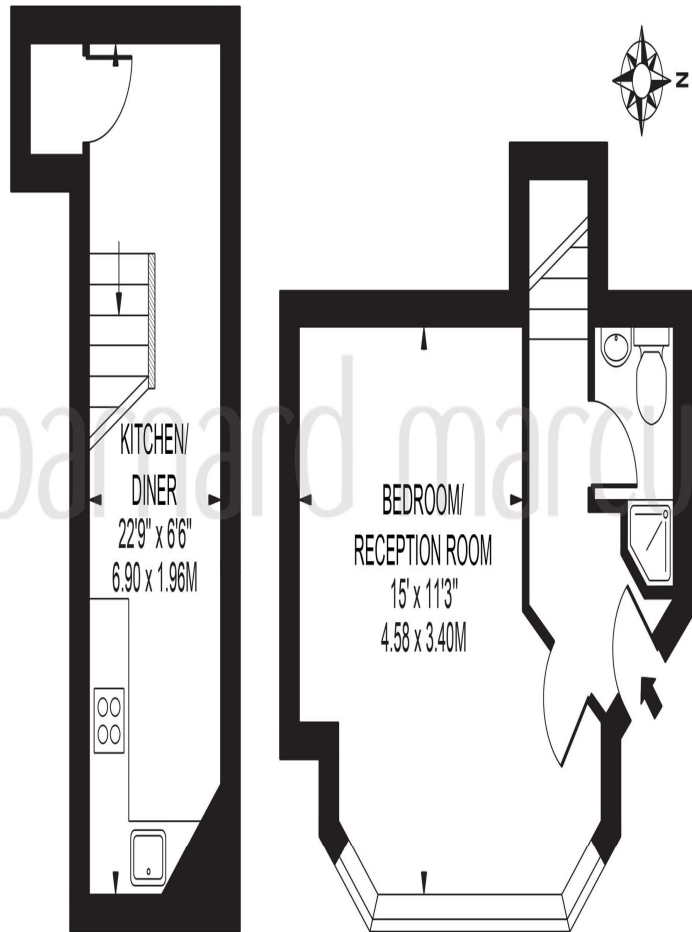
Comprising a spacious bedroom / reception room, a modern fitted shower room and stairs from the entrance hall leading downstairs to a generous size kitchen / dining area. Presented to the market neutrally decorated throughout and with a share of the freehold with a long lease of 994 years remaining.

A perfect purchase for first time buyers or buy to let investors alike! Call us today to arrange your viewing on our open house event.



LAMBERTS PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 411 SQ FT - 38.22 SQ M



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.



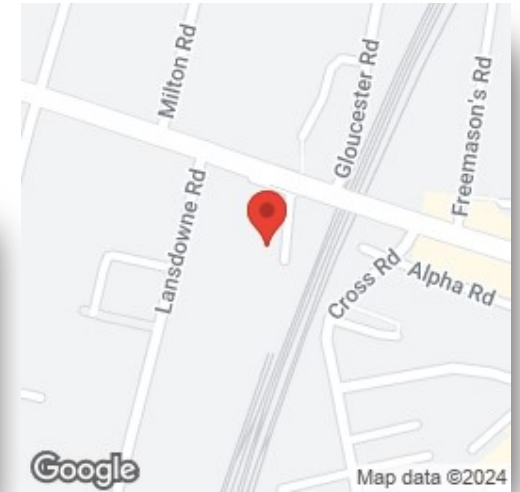
Welcome to Lamberts Place, Croydon

- Split Level Maisonette
- Studio
- Kitchen / Diner
- Share of Freehold
- Excellent Condition Throughout
- Private entrance

Tenure: Leasehold EPC Rating: C

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY111948

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. 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:
CRY111948 - 0005

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