

# property details **approval form**

Flat 17 Lloyd House, 20 Tavistock Road, Croydon, Surrey, England, CR0 2AN

**Date:** 21 May 2024

**Property Ref and Version:** CRY112211 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Barnard Marcus office:** 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

**T** 020 8680 9226 **E** croydon@barnardmarcus.co.uk

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## >> **price**

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offers in excess of £290,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Apr 1982.

## >> **key features**

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- > Two Double Bedrooms
- > 3rd Floor Apartment
- > Garage En-Bloc
- > Walking Distance To East Croydon
- > Long Lease
- > No Chain
- > EPC Rating: D

## >> **short description**

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Barnard Marcus are proud to present this STUNNING refurbished two double bedroom apartment located within walking distance to East Croydon & West Croydon Station.

## >> **long description**

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Barnard Marcus are proud to present this RENOVATED 3rd floor two double bedroom apartment to the market. This property comprises of; Living room, Modern Kitchen, Family Bathroom & Two Double bedroom. Further benefits include, Double Glazing & Garage En-Bloc. Located within walking distance to East & West Croydon station and multiple Tram Stops. This property is offered to the market with no onward chain and would make an ideal first time purchase or buy to let investment.

## >> **directions**

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## >> property images



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## >> **property images**

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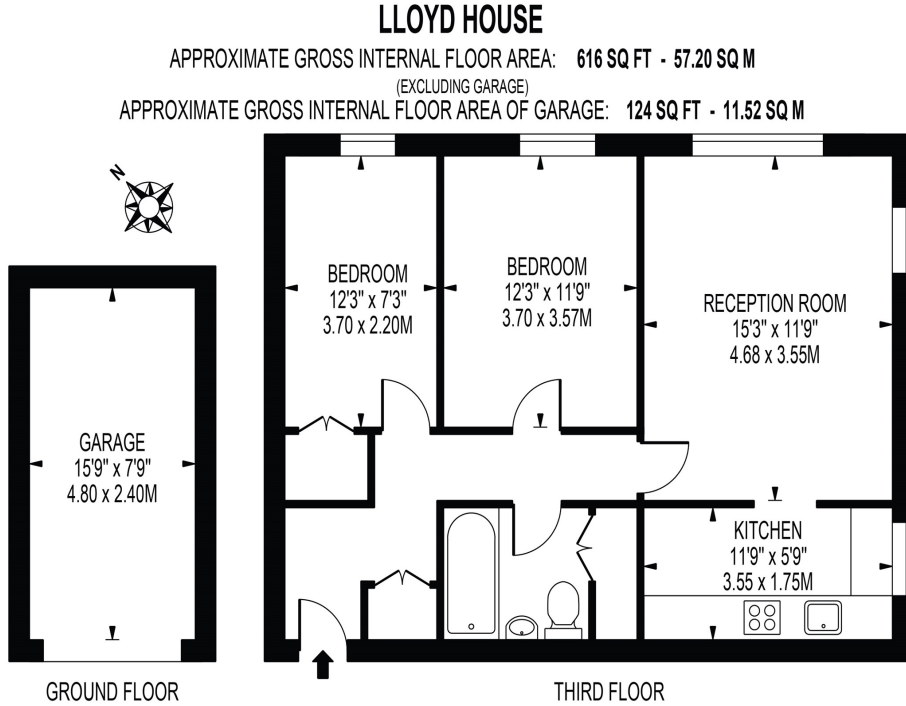
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## >> floor plan



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.

## >> approval

	Signature	Date
<b>Tony John</b>	T.John	21/05/2024
<b>Mr &amp; Mrs V.&amp;.L. Chirvase</b>		

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