



**Yardmaster House Cross Road, Croydon CR0 6FB**

**welcome to**

## **Yardmaster House Cross Road, Croydon**

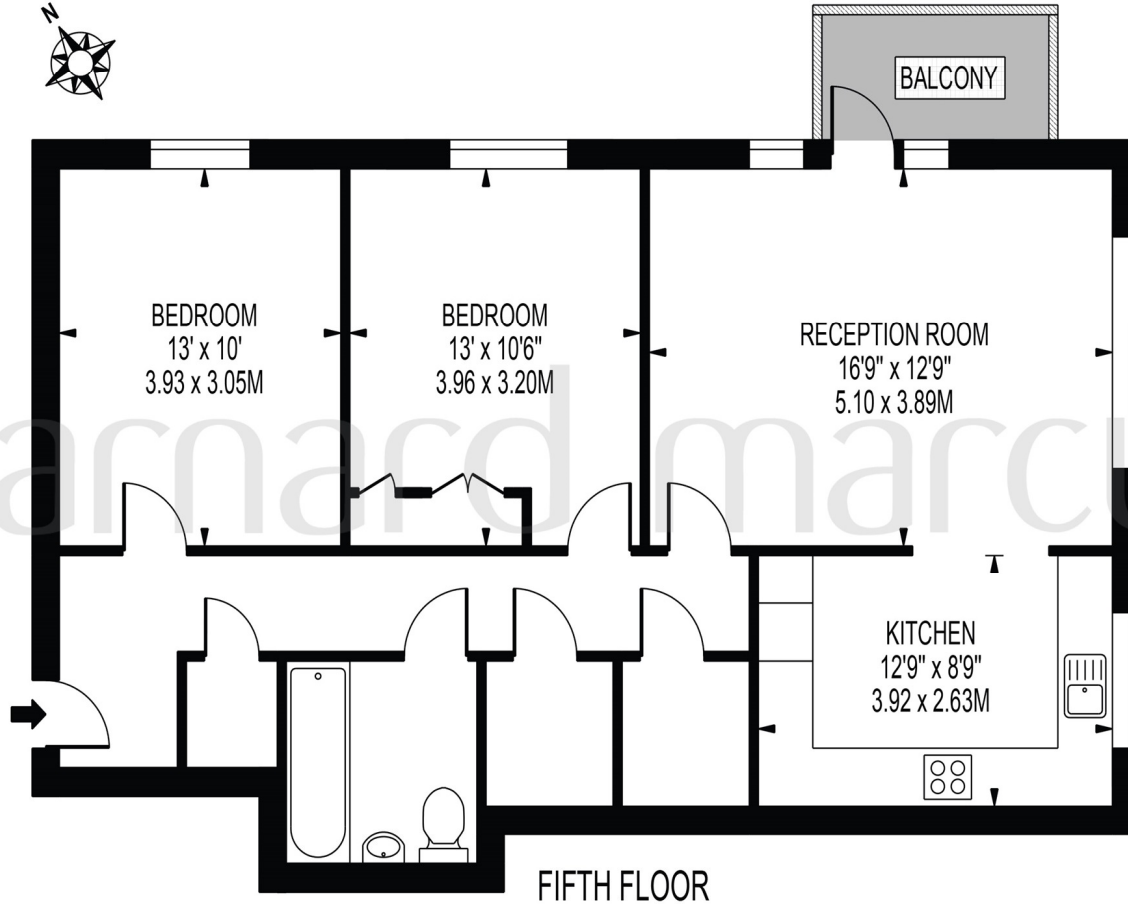
High end 2-bedroom apartment with excellent transport links to central London and Gatwick. CHAIN FREE !

This luxurious two-bedroom apartment offers contemporary open-plan living in the heart of East Croydon. Boasting two spacious double bedrooms, this property is perfect for professionals or couples seeking style and convenience. The modern kitchen seamlessly flows into the bright and airy living area, creating the ideal space for both relaxation and entertaining. A sleek, well-appointed bathroom completes the layout. Located just a short walk from East Croydon Station, offering excellent transport links to Central London, and within easy reach of the vibrant Box Park, known for its trendy eateries and entertainment. This property also benefits from a long lease, making it a fantastic investment opportunity or a chic urban home.



# YARDMASTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 827 SQ FT - 76.82 SQ M



FIFTH 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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## Yardmaster House Cross Road, Croydon

- Two Double Bedrooms
- Modern Apartment
- Open Plan
- 5 minutes from East Croydon Station
- Chain free

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Jul 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112419](https://www.barnardmarcus.co.uk/Property/CRY112419)



Property Ref:  
CRY112419 - 0007

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