



Steep Hill, Croydon CR0 5QU

welcome to

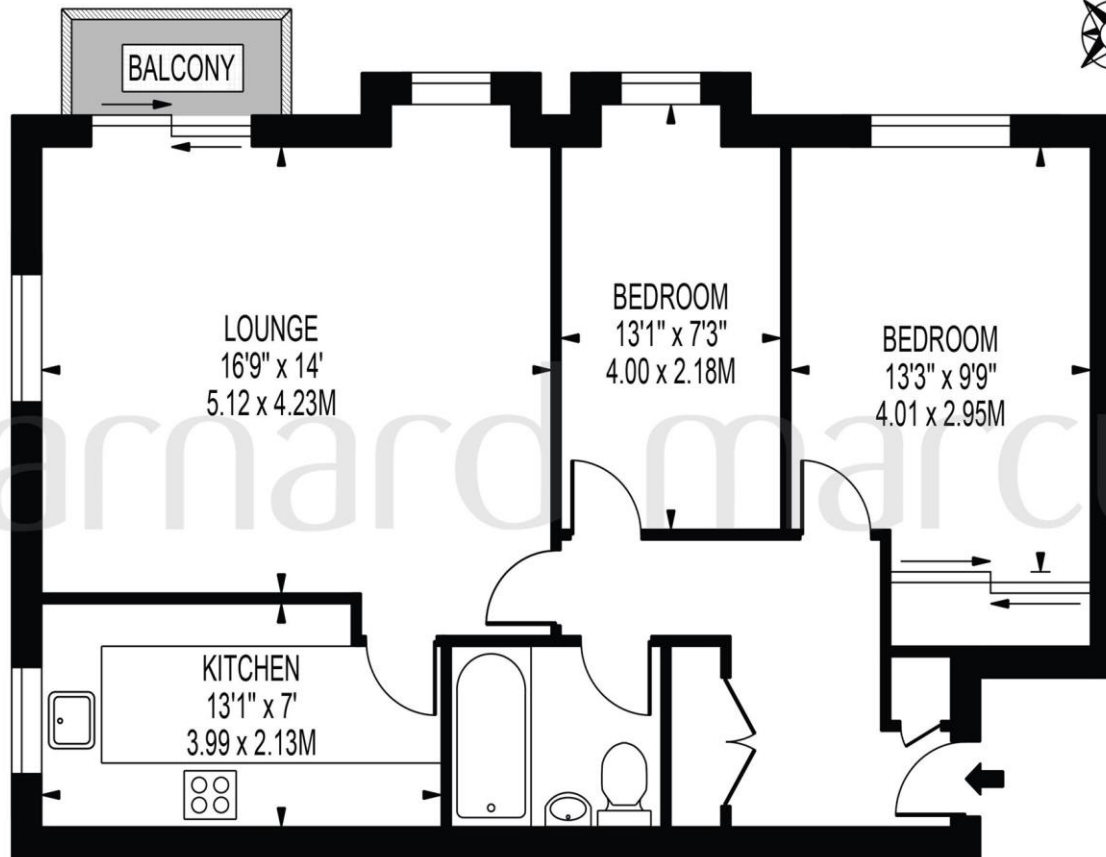
Steep Hill, Croydon

Two-double bedroom apartment with the benefit of access to a shared swimming pool and gym & sauna! Barnard Marcus are proud to present this well presented two-double bedroom apartment situated in the sought after Steep hill development, Nestled in the park Hill are this would be an ideal purchase for young professionals or families benefiting from the proximity to east Croydon station and being in the catchment area for the top rated schools in the area. This property also has access to shared amenities such as a outdoor swimming pool, gym area and sauna. This property is equipped with 2 large bedrooms with ample storage, a large open living dining area adjoining to a spacious kitchen. There is a private balcony also off the living area which makes an ideal place to enjoy a morning Coffee! This property Can be sold with tenant in situ. Tenant on a periodic tenancy passing rent of £1,550pcm.



STEEP HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 708 SQ FT - 65.78 SQ M



FIRST 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.

welcome to

Steep Hill, Croydon

- 2 Doubles bedrooms
- Walking distance to east Croydon
- Communal Swimming pool & Sauna
- Private Balcony
- 150 Years from 24th June 1984
- CHAIN FREE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1984. 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

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112529



Property Ref:
CRY112529 - 0009

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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