



Franklin Way, Croydon CR0 4UW

Welcome to

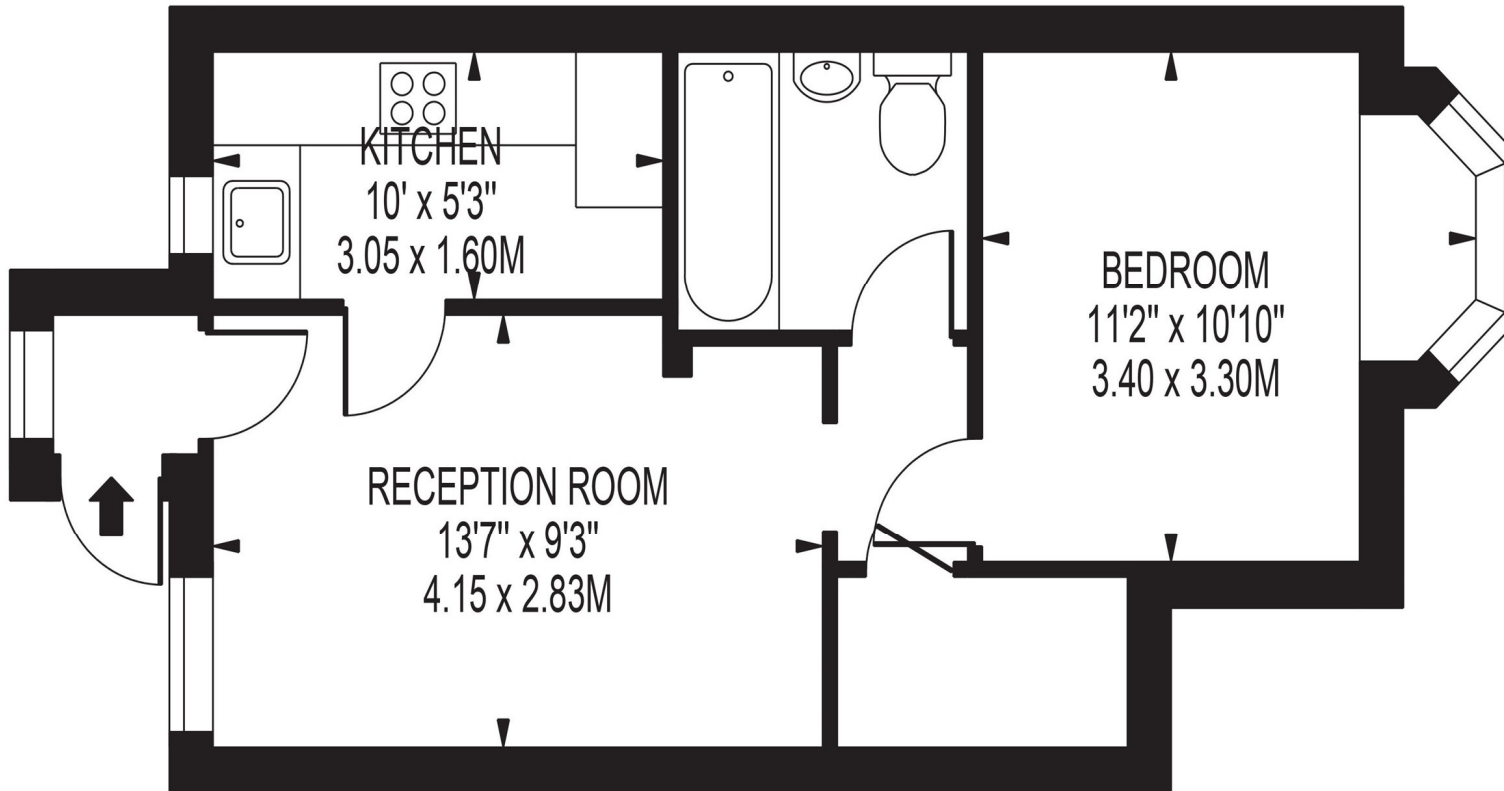
Franklin Way, Croydon

A wonderful and bright ground floor purpose-built maisonette, modern throughout and ready to move into, making it ideal for first time buyers and investors.



FRANKLIN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 385 SQ FT - 35.74 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.

The property has a lovely porch entrance which is great for shoe and coats storage. The double bedroom boasts a built-in wardrobe, providing ample storage while maintaining a sleek, uncluttered feel. The heart of the home is the bright and airy reception/diner, a versatile living space that flows naturally into the well-appointed kitchen area, complete with a built-in oven and hob.

Designed to maximize space and natural light, the flat benefits from double glazing and gas central heating, ensuring comfort and energy efficiency year-round. Outside, residents have access to communal gardens, perfect for relaxing outdoors, along with the convenience of an allocated parking space.

Situated in an excellent location, this property is perfect for those seeking a blend of style, space, and convenience. With its layout and move-in-ready condition, it represents a fantastic opportunity for both first-time buyers and investors alike.

The Tramlink stop at Therapia Lane is a stone's throw away, providing an easy link to tube, train and Overground services and there are also regular bus routes close at hand. Croydon's out of town shopping and leisure facilities are also all within easy reach.

Welcome to Franklin Way, Croydon

- Maisonette
- Ground floor
- One bedroom
- Close to transport links
- Ample storage
- Communal gardens
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1456.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. 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

£220,000



view this property online barnardmarcus.co.uk/Property/CRY112566



Property Ref:
CRY112566 - 0008

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.

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Please note the marker reflects the
postcode not the actual property



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