



Dunedin Court, Sydenham Road, Croydon CR0 2FH

welcome to

Dunedin Court Sydenham Road, Croydon

****GUIDE PRICE: £350,000 - £375,000**** Modern apartment with private balcony and secure underground gated parking situated within walking distance to East Croydon Station. Vendors suited. EPC rating B.

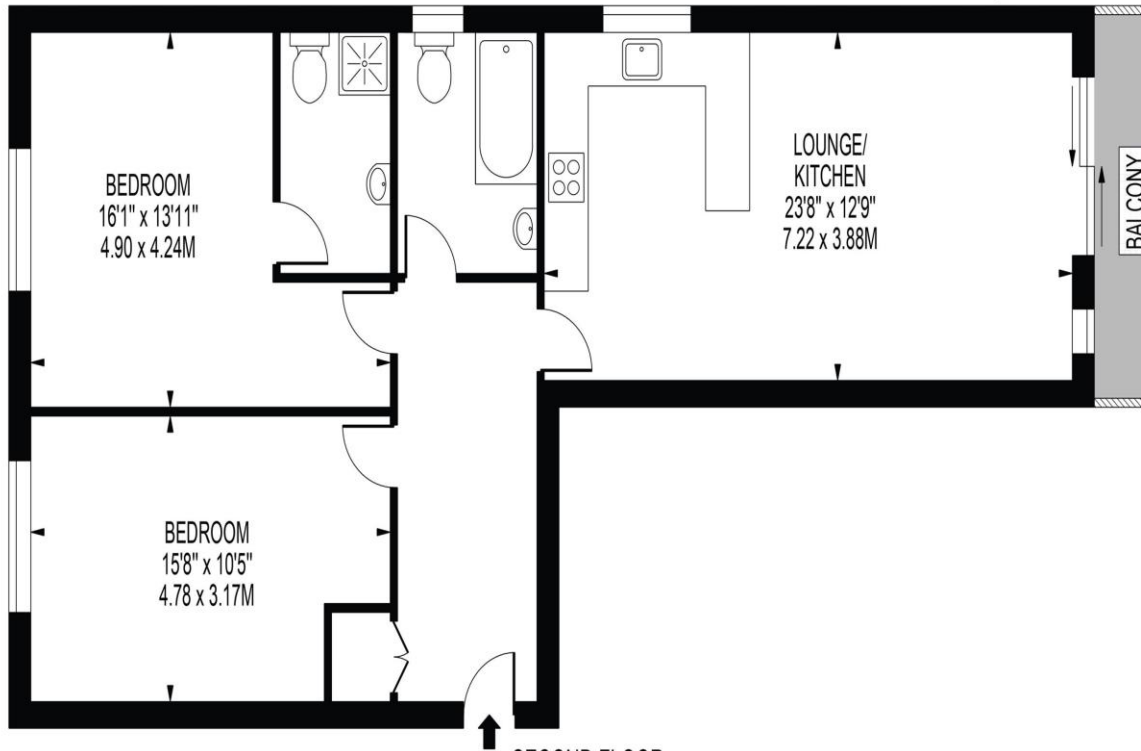
This charming and recently renovated two-bedroom and two-bathroom apartment offers a modern and comfortable living space, perfectly suited for contemporary living. Featuring two large double sized bedrooms, including one with an en-suite bathroom, this home provides ample space and privacy. The bright, open-plan kitchen and living area create a spacious and inviting environment, perfect for entertaining or relaxing. Large windows flood the space with natural light, enhancing the airy feel throughout. Enjoy outdoor space with a private balcony, ideal for enjoying a morning coffee or evening breeze. The apartment also benefits from gated underground parking, offering peace of mind and convenience.

Located approx. 8 minutes walk away from East Croydon Station on Sydenham Road, where you'll find regular fast trains to London in 15 minutes, Gatwick Airport in 15 minutes or Brighton beach in 50 minute. The property is also approx.. 7 minute walk to West Croydon Station with regular Overground, Bus and National Rail services. Further benefits also include being within a 10 minute walk from Boxpark and plenty of restaurants, shops, nurseries, schools and parks all within 15 minutes' walking distance.



DUNEDIN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 864 SQ FT - 80.27 SQ M



SECOND 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

Dunedin Court Sydenham Road, Croydon

- Two large double bedrooms
- Central Croydon location with excellent transport links across London
- Private balcony
- Modern
- Two bathrooms
- Underground gated parking
- 8 minute walk to East Croydon Station

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY104485



Property Ref:
CRY104485 - 0005

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.



barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk