



Steep Hill, Croydon CR0 5QS

welcome to **Steep Hill, Croydon**

Spacious Two-Bedroom Apartment in Park Hill with communal swimming pool & sauna.

Nestled in the peaceful and sought-after Park Hill area, this well-presented lower ground floor two-bedroom apartment offers comfortable living with access to fantastic communal facilities.

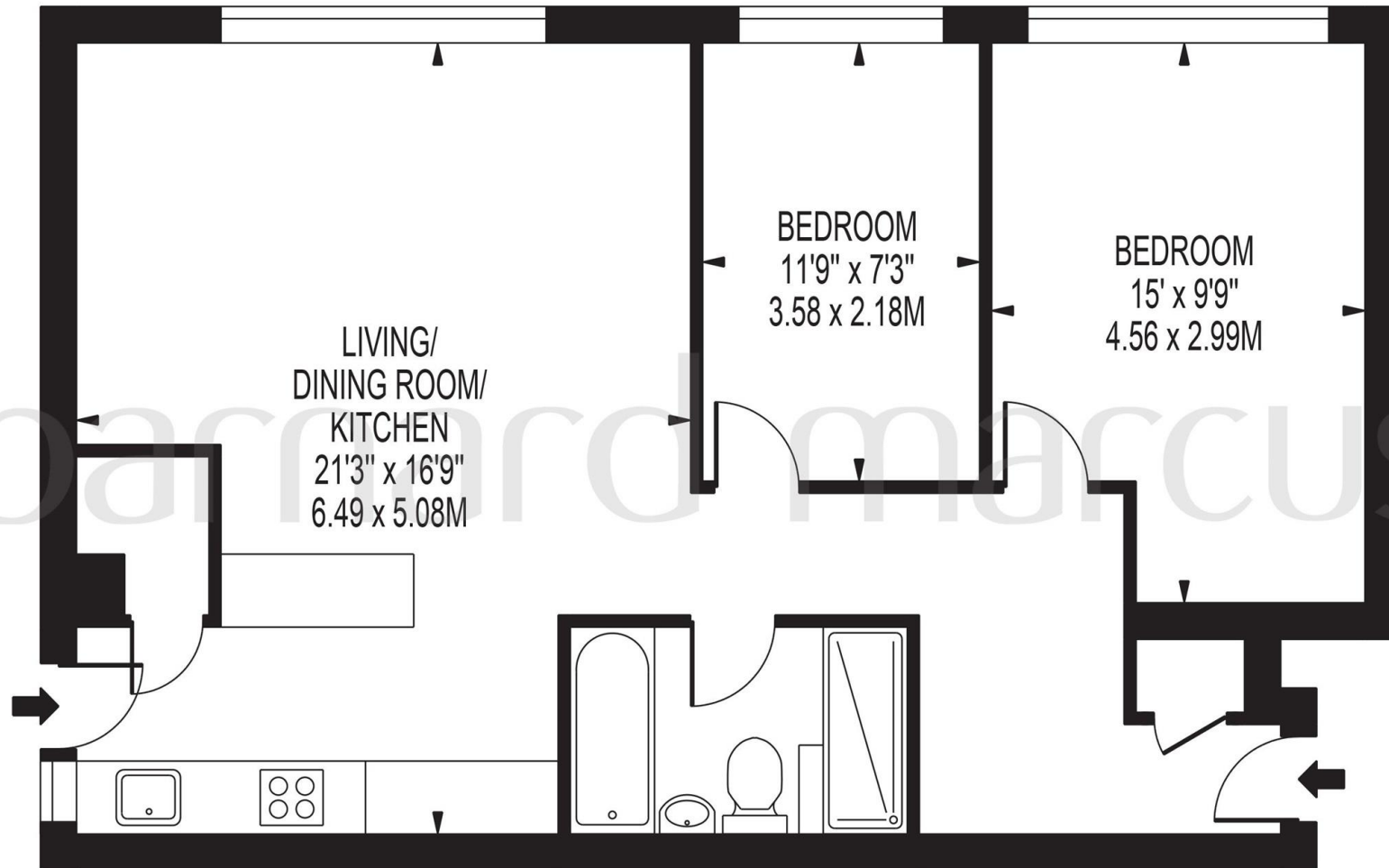
The property benefits from a bright and spacious layout, featuring a generous living area, a well-equipped kitchen, two well-proportioned bedrooms, and a modern bathroom. Residents can enjoy access to an outdoor swimming pool, a communal gym, and a relaxing sauna-perfect for unwinding after a long day.

With its tranquil setting and excellent on-site amenities, this apartment is ideal for those seeking a balance of convenience and leisure.



STEEP HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 729 SQ FT - 67.68 SQ M



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 double bedrooms
- Ground floor
- Access to swimming pool & sauna
- Parking
- Close to East Croydon Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112734



Property Ref:
CRY112734 - 0002

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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