



Morland Road, Croydon CR0 6HA

Welcome to

Morland Road, Croydon

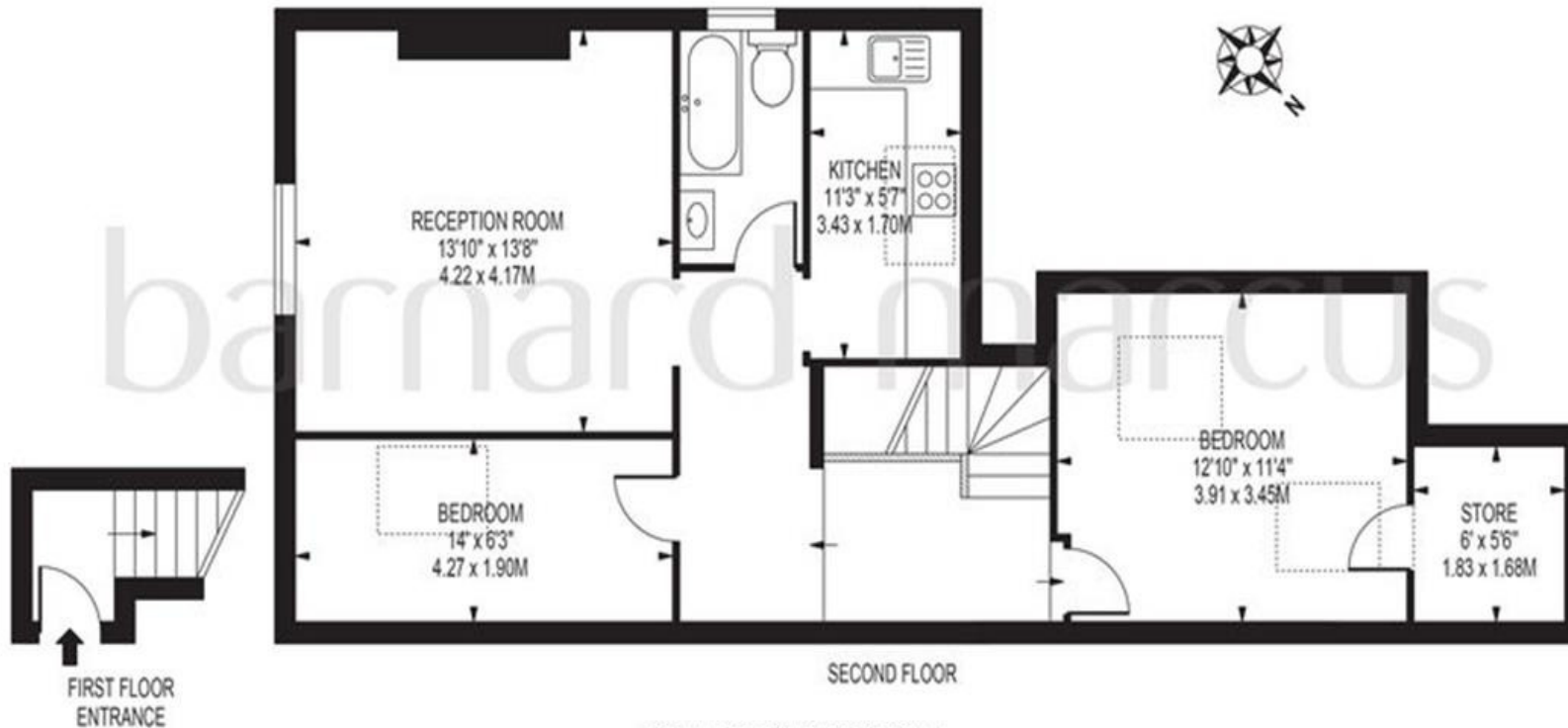
Offered to the market with no onward chain, this meticulously presented 2-bedroom apartment boasts 726 sq ft of spacious living accommodation and occupies the top floor of an elegant period conversion. Further benefits include Long Lease, Allocated parking space and beautiful communal gardens.



MORLAND ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 726 SQ FT - 67.45 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 33 SQ FT - 3.07 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.

Nestled on the top floor of an elegant period conversion, this beautifully presented two-bedroom flat offers a perfect blend of character and modern comfort. Recently decorated throughout, the property boasts a bright and airy feel, enhanced by multiple VELUX windows that flood the space with natural light.

The accommodation includes a double bedroom with convenient eaves storage, a well-proportioned second bedroom, and a spacious reception room, ideal for relaxing or entertaining. The stylish kitchen, also featuring a VELUX window, is well-equipped and thoughtfully designed, while the contemporary bathroom completes this charming home. Additional benefits include a brand-new fridge, oven, hob and washing machine which will be included in the sale, allocated off-street parking space and access to well-maintained communal gardens. Situated in a sought-after location, the property is just a short distance from East Croydon Station, offering fast and frequent connections into Central London and beyond.

Perfect for first-time buyers, professionals, or investors, this wonderful flat combines period charm with modern convenience—early viewing is highly recommended!

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- Allocated parking
- Long lease
- Communal garden
- Low charges
- Close to East Croydon
- Chain free

Tenure: Leasehold EPC Rating: D

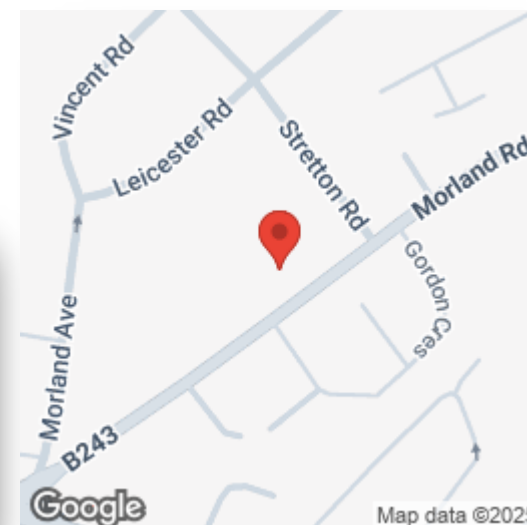
Council Tax Band: C Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 164 years from 06 Jun 2014.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112786



Property Ref:
CRY112786 - 0013

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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