



Epsom Road, Croydon CR0 4NB

Welcome to

Epsom Road, Croydon

This unique flat offers a fantastic combination of space, style, and convenience, making it an ideal purchase for first-time buyers, professionals, or investors alike.



Approximate Floor Area = 79.9 sq m / 860 sq ft



Spacious Two-Bedroom Split-Level Top-Floor Conversion Flat - Chain-Free. Offered to the market chain-free, this beautifully presented and recently renovated top-floor conversion flat boasts two generous double bedrooms and an abundance of natural light throughout with ample eaves and attic storage. Set across two levels, the property features a stylish open-plan kitchen and living area, creating a modern and sociable space perfect for both relaxing and entertaining. With approximately 165 years remaining on the lease and a peppercorn ground rent, this home offers long-term peace of mind for prospective buyers. Additional benefits include allocated parking for two vehicles, a rare and valuable feature in the area. Conveniently located within easy walking distance, whilst also having great bus links close to the popular retail amenities of central Croydon, Purley Way, the property is also within easy reach of green open spaces including Wandel Park, Duffers Hill, and Waddon Ponds-ideal for outdoor activities and weekend strolls.



Drawn for illustration and identification purposes only by @fourwalls-group.com #87941

Welcome to

Epsom Road, Croydon

- 2 Double Bedrooms (One King)
- Top Floor Split Level Flat
- Brand New Fridge Freezer, Oven, Washing Machine and Boiler
- Chain free
- Open plan
- Attic and Eaves Storage
- Service Charge £100 per annum
- Recently Renovated

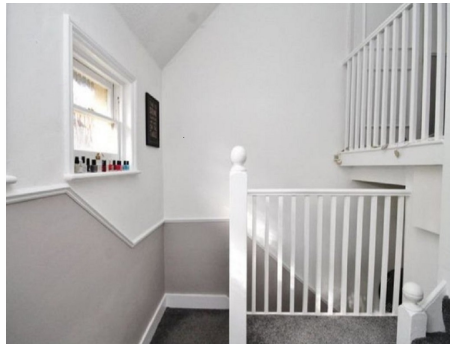
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 07 Apr 2000. 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/CRY109415



Property Ref:
CRY109415 - 0010

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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