



Courtney Road, CROYDON CR0 4LS

Welcome to

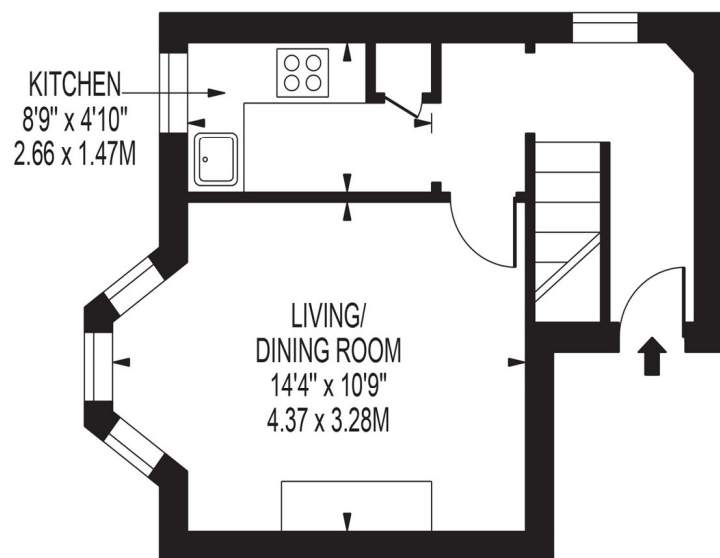
Courtney Road, CROYDON

One bedroom beautiful condition Share of Freehold split level conversion apartment with additional storage/study room and original period features. With a complete chain, this property is perfect for first time buyers and investors.

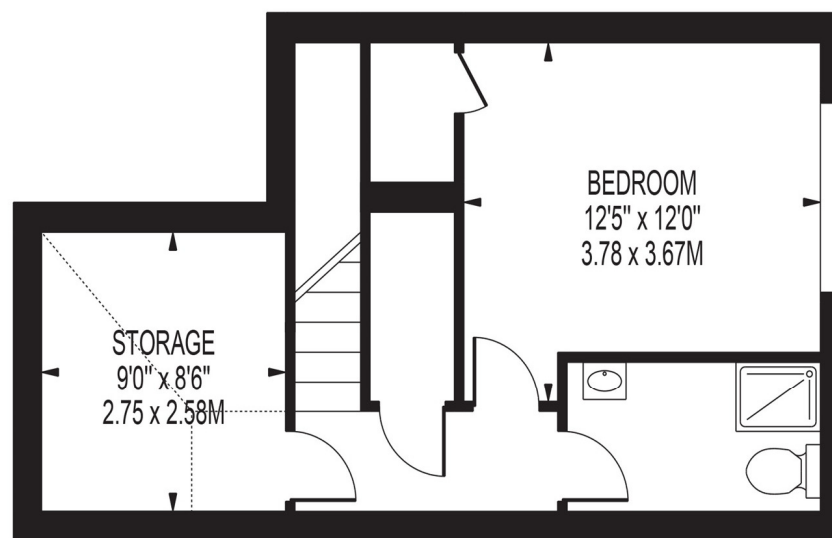


COURTNEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 602 SQ FT - 55.93 SQ M



SECOND FLOOR



THIRD 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.

Situated on the top floors of an attractive period property, this beautifully presented one-bedroom split-level apartment offers a perfect blend of character, space, and convenience. With a share of freehold, no service charges and complete onward chain, it's an ideal opportunity for first-time buyers, downsizers, or investors looking for a home ready to move into.

The first floor welcomes you with a bright and airy landing, leading to a stylish, fully fitted kitchen - separate from the inviting living room, which boasts a charming bay window and an original feature fireplace, adding to the property's period appeal.

Upstairs, you'll find a generously sized bedroom complete with built-in wardrobes, as well as a recently refurbished modern bathroom featuring a sleek walk-in shower. An additional smaller room on this level offers versatility - currently used as storage, it has potential to serve as a home office or be further converted (subject to planning permissions).

Perfectly located, Courtney Road benefits from excellent transport links. Waddon train station is just a short stroll away, providing swift access to central London and beyond, while various bus routes connect you easily to Croydon, Purley, Wallington, Warlingham, and surrounding areas. You'll also enjoy a wide selection of local shops, leisure centres, and amenities right on your doorstep.

With the onward chain complete, this charming apartment is ready for you to make it your dream home.

Welcome to

Courtney Road, CROYDON

- Share of Freehold
- Complete chain
- Lease extension included
- Split Level
- Additional room for storage/study
- Good transport connections
- No Service Charge

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£250,000



view this property online barnardmarcus.co.uk/Property/CRY112858



Property Ref:
CRY112858 - 0007

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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