



Elgin Road, Croydon CR0 6XD

welcome to

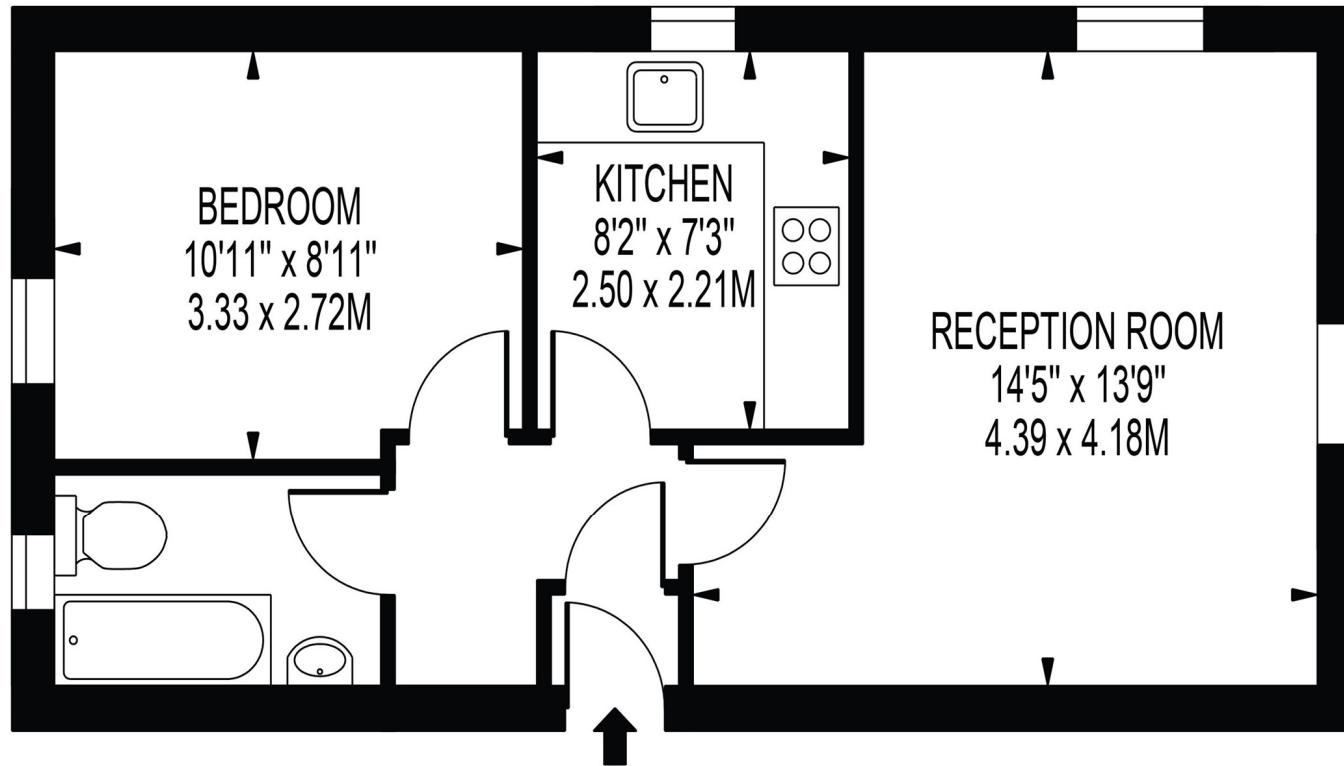
Elgin Road, Croydon

One bedroom apartment perfectly located for commuters just 30 mins to central London from your door and chain free. With potential to extend (STPP) this property is perfect for first time buyers and investors. Lease extension included.



ELGIN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 402 SQ FT - 37.38 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.

Positioned on the top floor of an attractive period building, this bright and spacious one bedroom apartment offers character, flexibility and convenience in equal measure. With no onward chain, it's ready for immediate occupation and offers exciting potential for future expansion (Pictured plans STPP). Lease extension included.

The first hallway leads into a light dual aspect lounge, a generous space that accommodates a comfortable living area and room for a dining table or home office setup. The separate kitchen features a clean, contemporary white finish with ample storage and a pleasant outlook through a well-placed window. The bedroom is a fantastic size, providing plenty of space for furniture, and all principal rooms will benefit from brand new carpet prior to completion. The bathroom is well-proportioned, with a full-sized bath and a window providing natural light and ventilation. Additional storage is available via a handy cupboard located in the hallway.

For those looking to enhance the space, the property comes with completed architectural drawings for a loft extension, a superb opportunity subject to planning permission. Elgin Road has great transport connections. Sandilands tram stop is just a short walk away, offering easy links into East Croydon station and central London in around 30 minutes. East Croydon station is less than half a mile away, and numerous bus routes serve surrounding areas including central Croydon, Purley and beyond.

welcome to

Elgin Road, Croydon

- One-bedroom
- 30 mins to Central London
- Potential to extend STPP
- Chain Free
- Move in ready
- Lease extension included

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 638.00

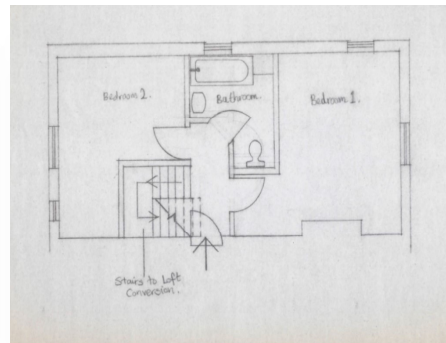
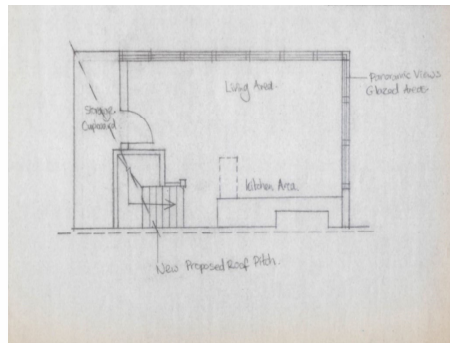
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 120 years from 25 Dec 1989.

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

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY110945



Property Ref:

CRY110945 - 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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