



The Ground Floor Flat At Clyde Road, Croydon CR0 6SW

Welcome to

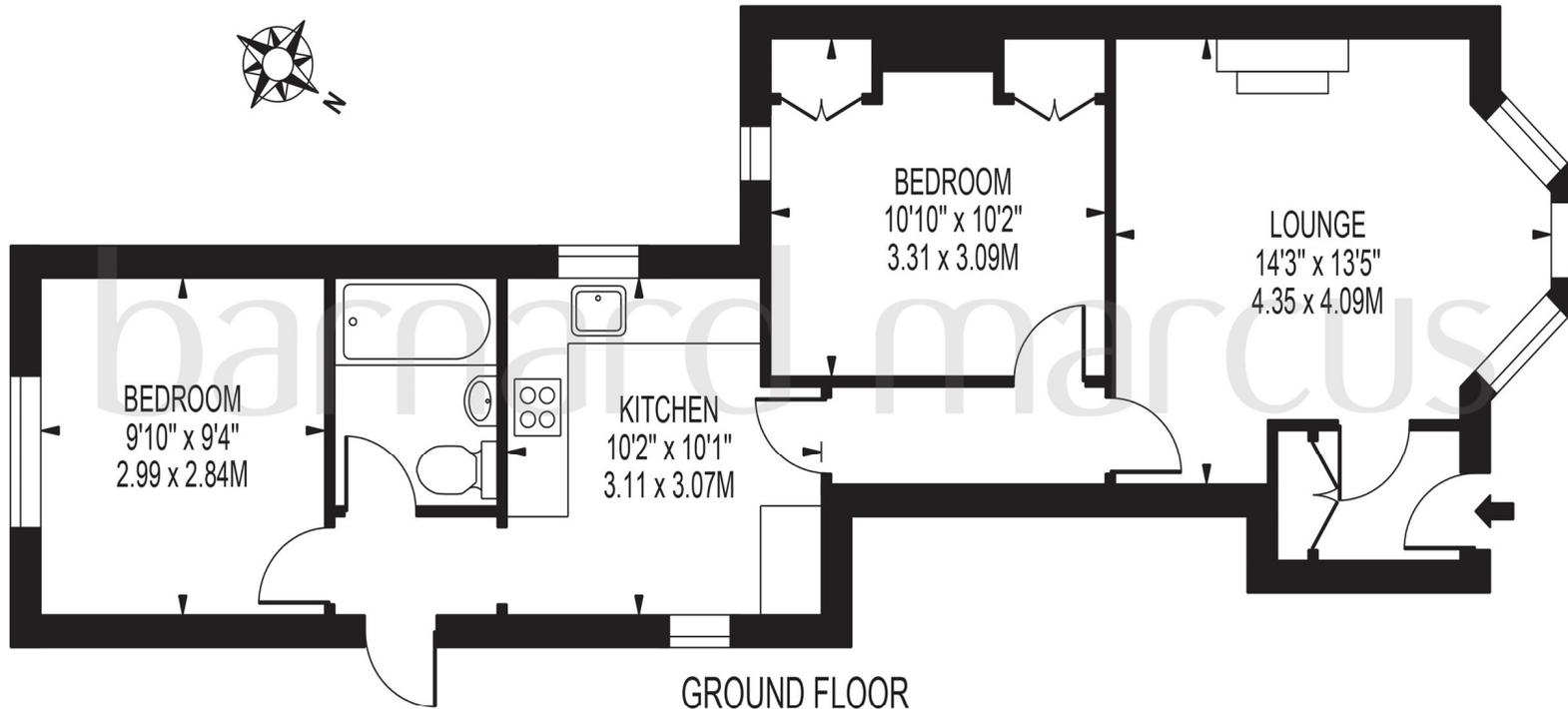
The Ground Floor Flat At Clyde Road, Croydon

Situated on one of the most sought after roads in Addiscombe is this two bedroom maisonette offered to the market with no onward chain and no ground rent and service charge.



CLYDE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 578 SQ FT - 53.74 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.

Currently comprising a spacious reception room, beautiful kitchen/diner, two good sized bedrooms and a modern fitted bathroom, Further benefiting from direct access to well-maintained rear garden and off street parking.

This property would be perfect for purchase for a first-time buyer/investment alike and further benefits from no onward chain.

Located conveniently Sandilands tram stop, Addiscombe High Street and East Croydon Train station offering direct links to both London Bridge and Victoria, whilst Box Park offers an array of both restaurants and bars.

Welcome to

The Ground Floor Flat At Clyde Road, Croydon

- Two bedrooms
- Own entrance
- Direct access to own garden
- Desirable location
- No onward chain
- Kitchen/diner

Tenure: Leasehold EPC Rating: C

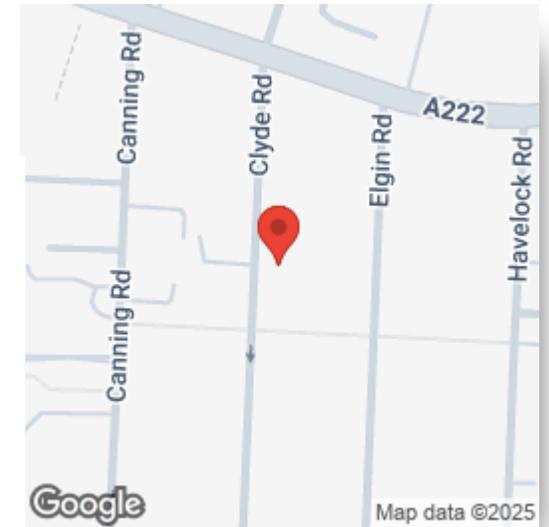
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112890



Property Ref:
CRY112890 - 0003

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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