



Adrian Court Outram Road, Croydon CR0 6XJ

welcome to

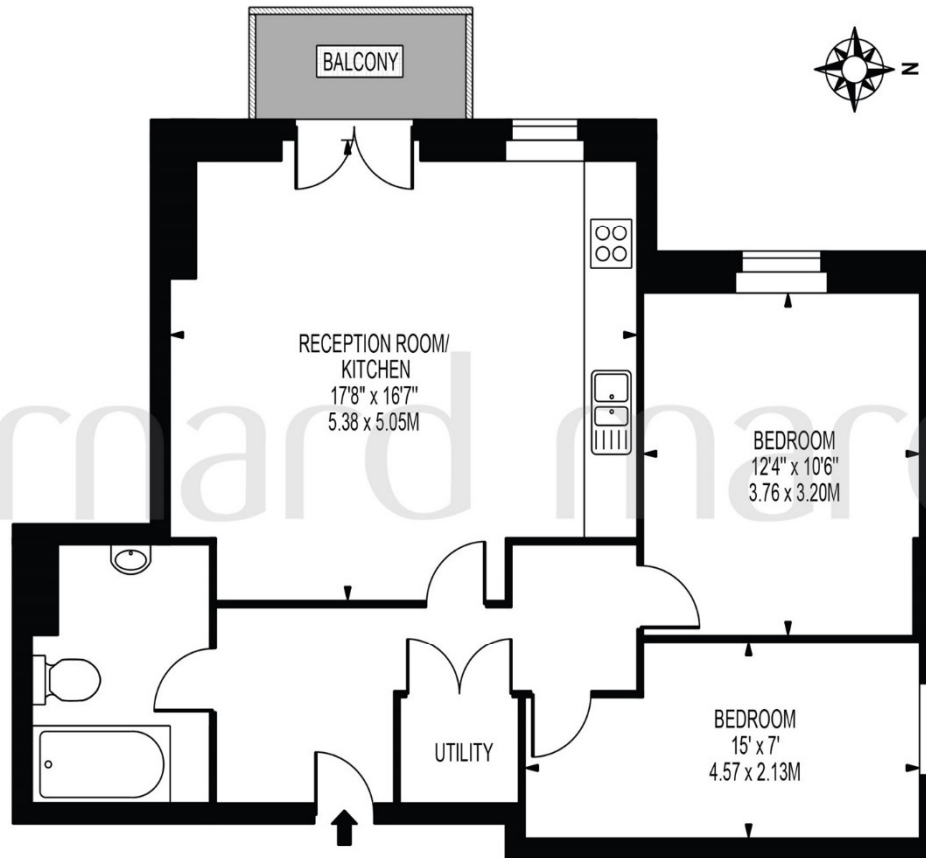
Adrian Court Outram Road, Croydon

Modern CHAIN FREE 2 Bedroom spacious Apartment with balcony, additional storage and fully integrated sleek kitchen, just a short walk from East Croydon Station and Sandilands Tram Stop.



ADRIAN COURT, OUTRAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 669 SQ FT - 62.12 SQ M



FIRST 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.

Stylish Two-Bedroom First Floor
Apartment with Balcony - Outram Road,
Croydon

Offered to the market chain-free and in excellent condition throughout, this spacious two-bedroom first floor apartment on Outram Road presents an ideal opportunity for first-time buyers, investors, or those seeking a modern and move-in ready home in a prime Croydon location.

The property boasts a generous open-plan living space, flooded with natural light and offering ample room for relaxing, dining, and working from home. The contemporary fully integrated kitchen features sleek cabinetry and modern appliances, perfectly complementing the stylish and versatile layout. Large French doors open onto a good-sized private balcony, which enjoys a peaceful outlook over the communal garden - perfect for morning coffee or evening unwinding.

Both bedrooms are well-proportioned, with plenty of room for wardrobes and furnishings. The home is further enhanced by a modern, fully tiled luxury bathroom suite, and a spacious entrance hallway with built-in storage for added practicality.

Located within easy reach of Sandilands Tram Stop and East Croydon Station, this apartment offers excellent transport links into central London and beyond, making it ideal for commuters.

A fantastic opportunity not to be missed - contact us today to arrange your viewing.

welcome to

Adrian Court Outram Road, Croydon

- CHAIN FREE
- Private Balcony
- Walking Distance to East Croydon Station
- Larger Than Average
- 2 Good Size Bedrooms
- Fully Integrated Modern Kitchen
- Additional Storage

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£280,000**



view this property online barnardmarcus.co.uk/Property/CRY112889



Property Ref:
CRY112889 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk