



Dunedin Court Sydenham Road, Croydon CR0 2FH

welcome to

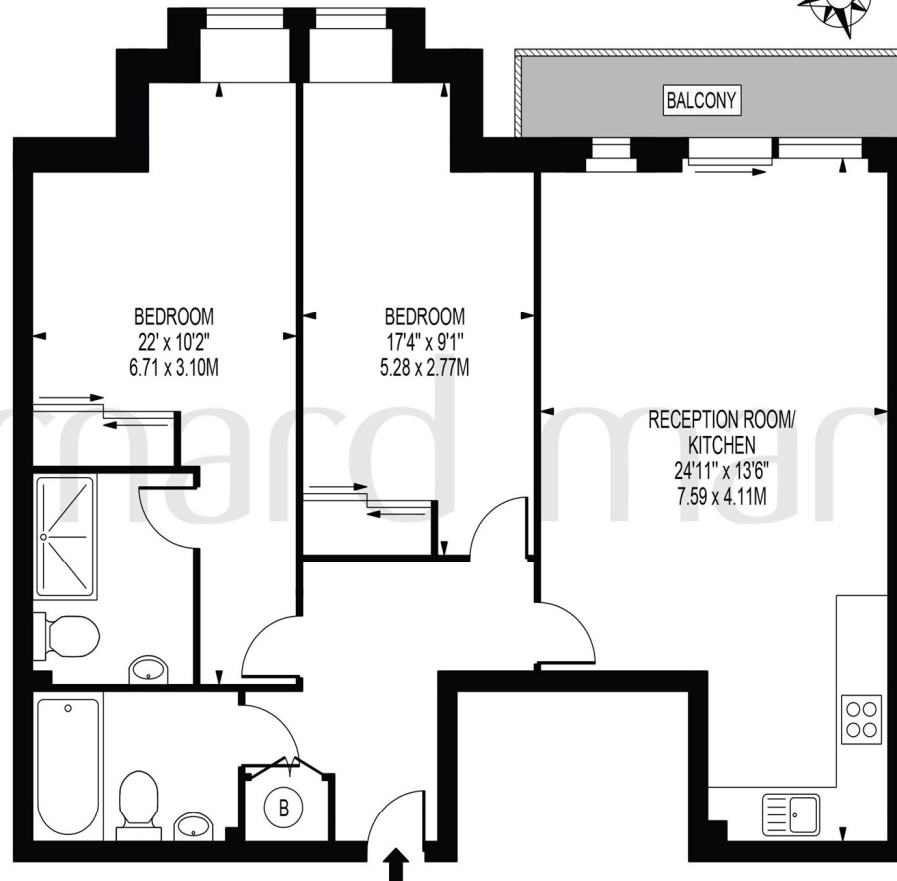
Dunedin Court Sydenham Road, Croydon

A beautifully presented CHAIN FREE two-bedroom, two-bathroom apartment ideally located within walking distance of East Croydon Station, with West Croydon also nearby, offering excellent transport links into Central London and beyond.



**DUNEDIN COURT,
SYDENHAM ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.79 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.

This apartment features a spacious, open-plan reception room and kitchen, complete with integrated appliances, perfect for entertaining or relaxing. The living area opens onto a private balcony, providing a pleasant outdoor space.

Both bedrooms are generously sized and benefit from built-in storage, with the principal bedroom further enhanced by a stylish en-suite shower room. A contemporary family bathroom completes the accommodation.

Additional benefits include a long lease, chain-free sale, and proximity to local shops and restaurants. An ideal home for professionals, first-time buyers, or investors.

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Dunedin Court Sydenham Road, Croydon

- 2 Double bedrooms
- 2 Bathrooms
- CHAIN FREE
- Long lease
- Allocated parking
- Private Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2500.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



view this property online barnardmarcus.co.uk/Property/CRY112852



Property Ref:
CRY112852 - 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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Please note the marker reflects the
postcode not the actual property



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