



Dunedin Court Sydenham Road, Croydon CR0 2FH

welcome to

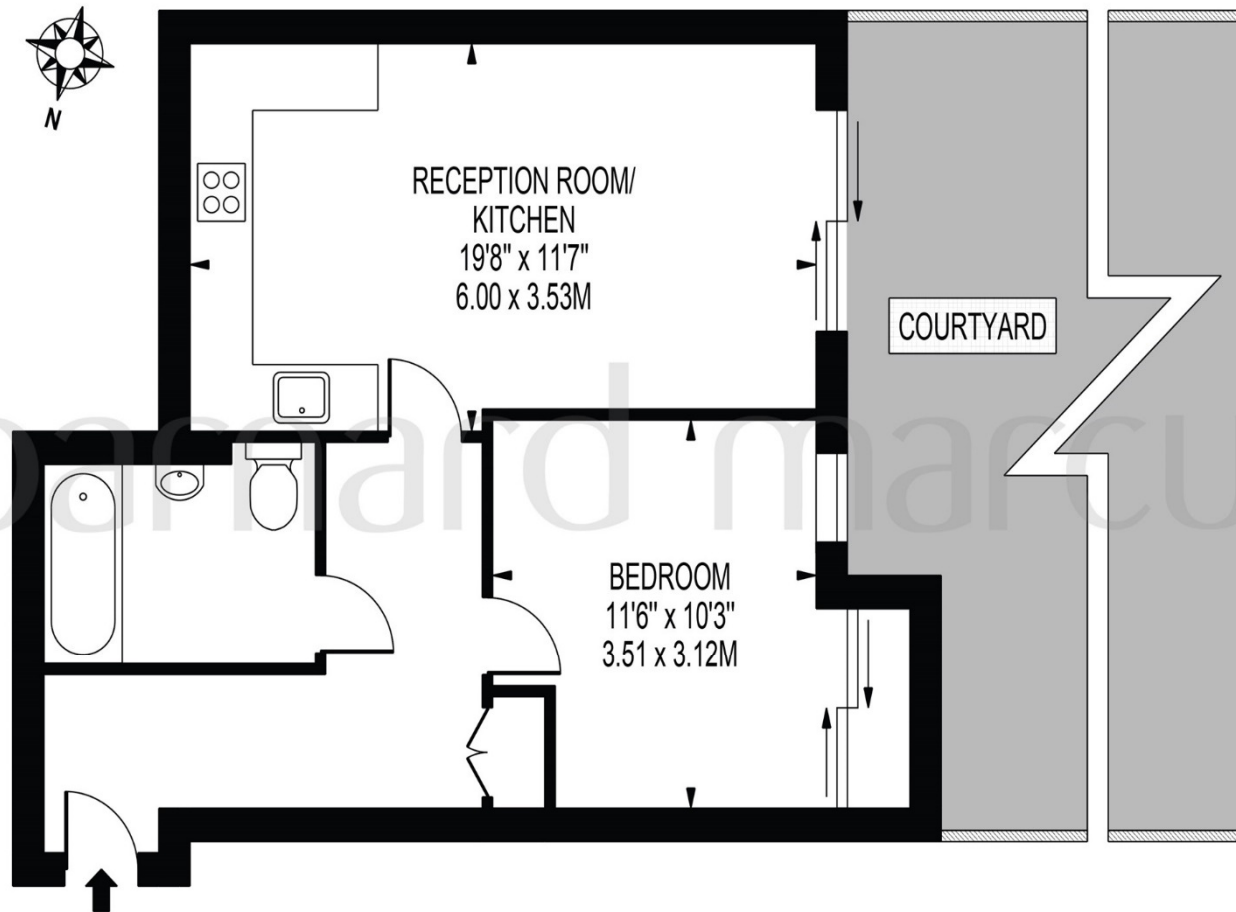
Dunedin Court Sydenham Road, Croydon

One bedroom apartment with large private courtyard in great condition with secure underground parking, chain free and more spacious than average.



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APPROXIMATE GROSS INTERNAL FLOOR AREA: 515 SQ FT - 47.84 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.
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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.

A spacious and beautifully presented one-bedroom lower ground floor apartment on popular Sydenham Road, just a short walk from East Croydon Station. This bright and airy home is in great condition throughout and ready to move straight into.

The open plan living space offers flexibility with plenty of room for a lounge area and dining table, while the modern kitchen features integrated appliances, generous worktop space and ample storage. The bedroom is a fantastic size with built-in wardrobes and room for further storage if needed. The bathroom has been recently updated with tasteful tiling, a large bath, waterfall shower and heated towel rail.

A real highlight of this apartment is the large private courtyard garden - a rare and valuable outdoor space in such a well-connected location. The property also comes with secure allocated underground parking, offering added convenience and peace of mind.

Offered to the market chain free, this is a perfect first home or investment in one of Croydon's most convenient and desirable locations.

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Dunedin Court Sydenham Road, Croydon

- Secure Underground Parking
- Large Private Courtyard
- CHAIN FREE
- Light and Spacious
- Additional storage
- Walking distance to East Croydon Station

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 2856.00

Ground Rent: 200.00

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.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112974



Property Ref:
CRY112974 - 0002

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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