



barnard marcus

Tidenham Gardens, Croydon CR0 5UT

welcome to

Tidenham Gardens, Croydon

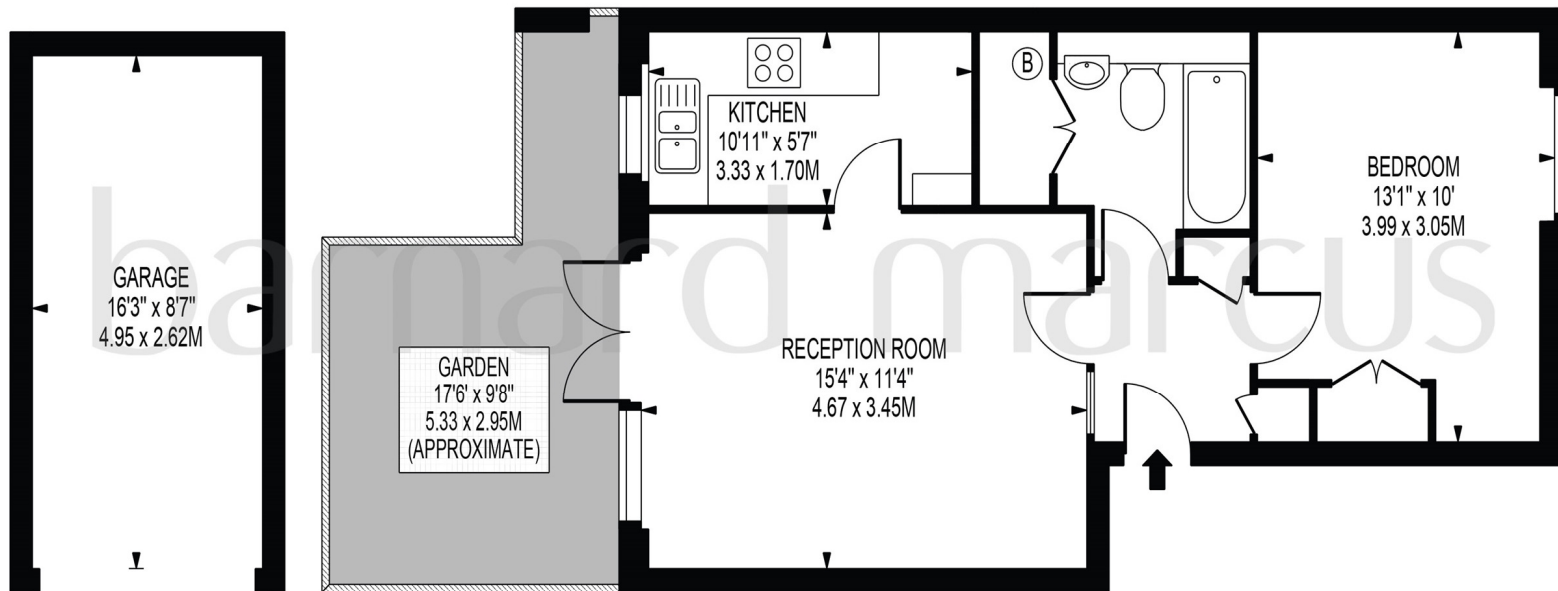
A Beautifully Presented 1-Bedroom Ground Floor Flat with a Private Outdoor Space and Garage - Park Hill, East Croydon.



TIDENHAM GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: **454 SQ FT - 42.17 SQ M**
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **140 SQ FT - 12.97 SQ M**



GROUND 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.

Located in the sought-after Park Hill area, this immaculately maintained one-bedroom ground floor flat offers a perfect blend of comfort, convenience, and contemporary living. The property is in excellent condition throughout and features a garage and direct access to a private outdoor space, ideal for relaxing or entertaining.

The home is part of a well-maintained purpose-built development, offering peace of mind and a sense of community. Set in a prime location close to East Croydon Station, residents benefit from fast and frequent connections to Central London and beyond-ideal for commuters. The flat is also within easy reach of outstanding local schools, green open spaces, and a variety of local amenities.

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- Spacious bedroom
- Private outside space
- Excellent transport links
- An ideal first property
- CHAIN FREE
- Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1920.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 162 years from 24 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



view this property online barnardmarcus.co.uk/Property/CRY112967



Property Ref:
CRY112967 - 0005

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



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