



Green Acres, Croydon CR0 5UX

welcome to

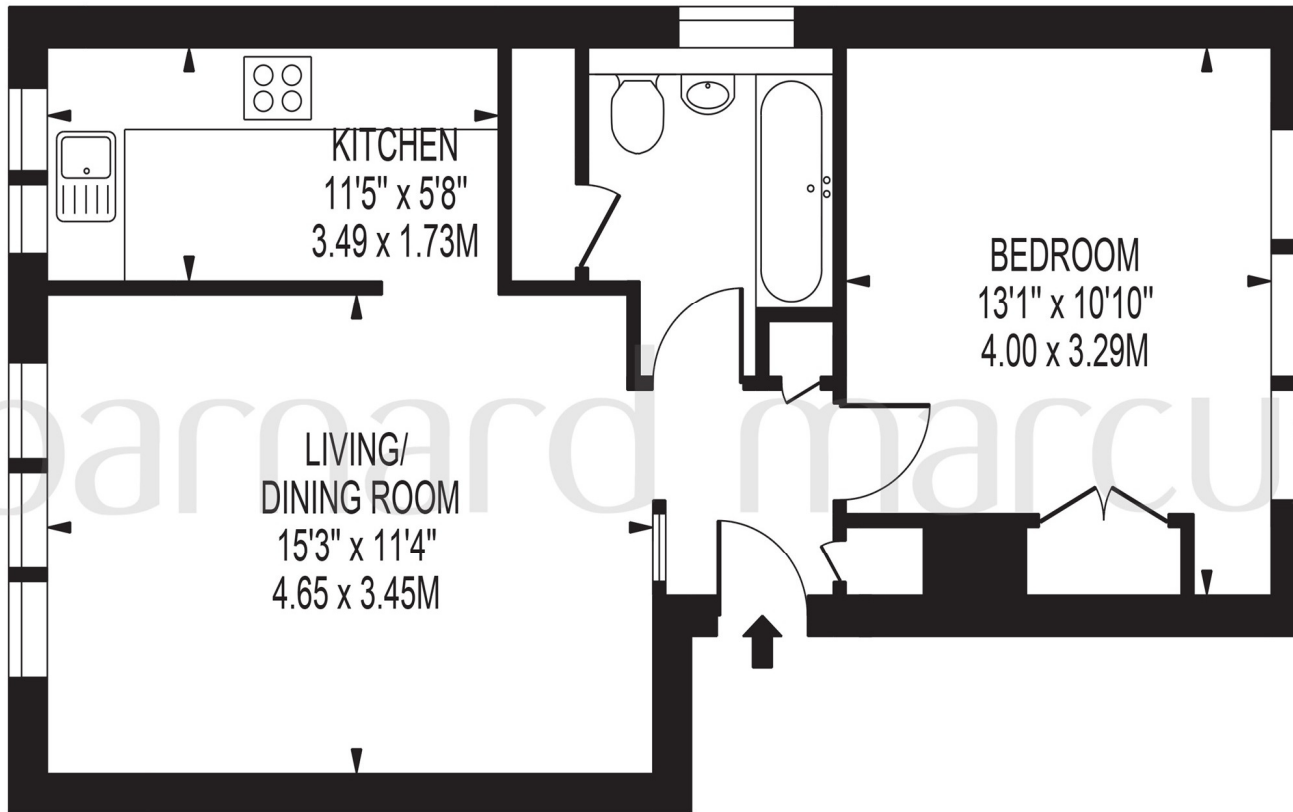
Green Acres, Croydon

A stylish one bedroom apartment with a garage, located in the Park Hill area.



GREEN ACRES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 475 SQ FT - 44.11 SQ M



SECOND 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.
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Located in the sought-after Park Hill area, this beautifully presented one-bedroom apartment offers an excellent opportunity for investors. Currently let to a reliable tenant paying £1,350 per month, plus an additional £100 per month from the garage rental, it provides a strong and steady income stream from day one.

The property is in great condition, tastefully decorated throughout, and offers ample storage space. Features include double glazing, gas central heating, and a well-planned layout that makes the most of the available space.

Situated close to excellent transport links and within the catchment area for highly regarded schools, the apartment combines convenience with a desirable location. The inclusion of a private garage adds both practicality and value, while the long lease ensures peace of mind for the future.

This is an ideal low-maintenance investment with immediate returns in a prime residential area.

welcome to

Green Acres, Croydon

- Investment property
- CHAIN FREE
- Excellent location
- Long lease
- 1 Bedroom apartment
- Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2064.50

Ground Rent: 70.00

This is a Leasehold property with details as follows; Term of Lease 164 years from 25 Mar 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112836



Property Ref:
CRY112836 - 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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