



Turnpike Link, Croydon CR0 5NU

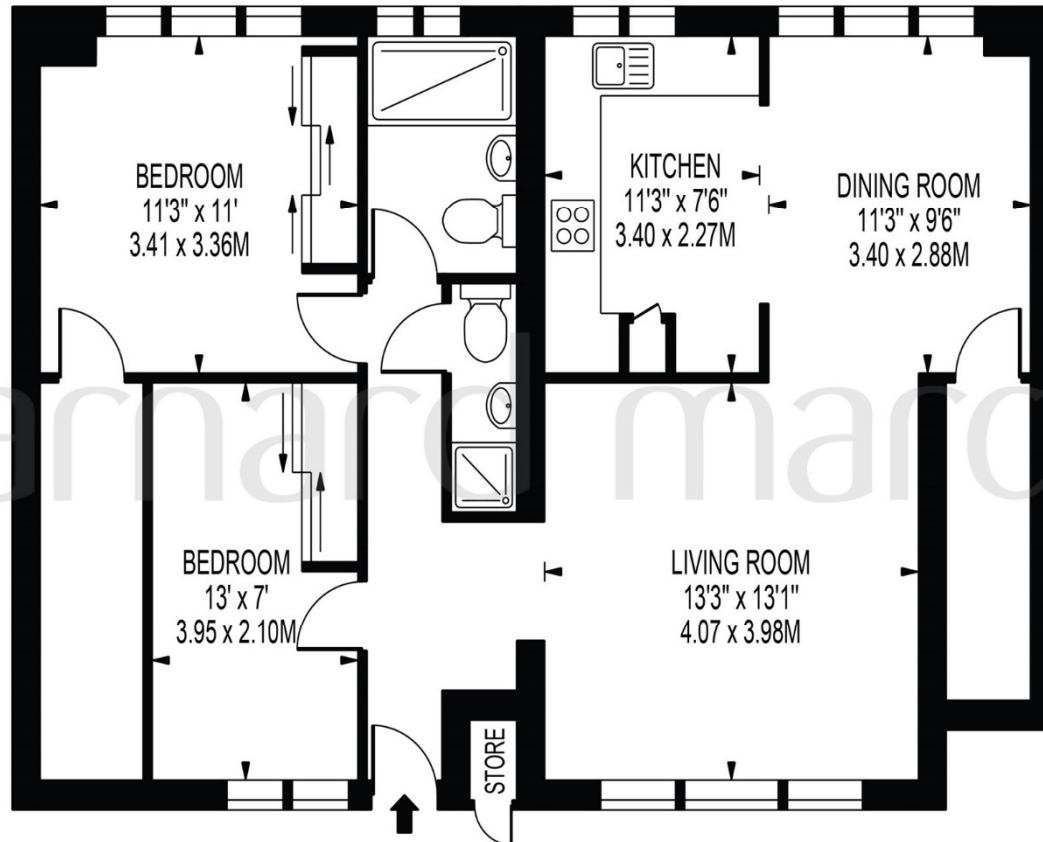
welcome to
Turnpike Link, Croydon

A spacious ground floor maisonette, set in the ever popular Park Hill development. This inviting two bedroom, two bathroom property combines generous living space with a wonderfully convenient location, and includes a garage.



TURNPIKE LINK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 832 SQ FT - 77.27 SQ M
(EXCLUDING STORE)



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.

The home opens into a large, light-filled living room, perfect for unwinding or entertaining, which leads seamlessly into a dining area and a spacious kitchen with plenty of room for cooking and storage.

Both bedrooms are well-proportioned and feature built-in storage, while the property also benefits from additional cupboards throughout and a useful outside store. With a main bathroom plus an additional shower room, this maisonette is as practical as it is comfortable.

With an impressive 900+ year lease and low maintenance charges, it's a home designed for peace of mind. Families will love the proximity to the highly regarded Park Hill schools, while commuters will appreciate being just a short walk from East Croydon Station, offering fast and frequent links into central London, Gatwick and beyond.

This ground floor maisonette is the perfect blend of space, comfort, and location - ready to be enjoyed from the moment you move in.

welcome to

Turnpike Link, Croydon

- Ground floor two-bedroom, two bathroom maisonette
- Garage
- Spacious living room with separate dining area
- Within catchment of highly regarded Park Hill schools
- Built-in storage in bedrooms + further storage throughout
- Private outside store cupboard
- Over 900-year lease with low maintenance charges
- Short walk to East Croydon Station (fast links to London & Gatwick)

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over £350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113033



Property Ref:
CRY113033 - 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.

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