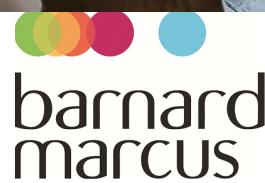




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**Anselm Close, Croydon CR0 5LY**



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**welcome to**

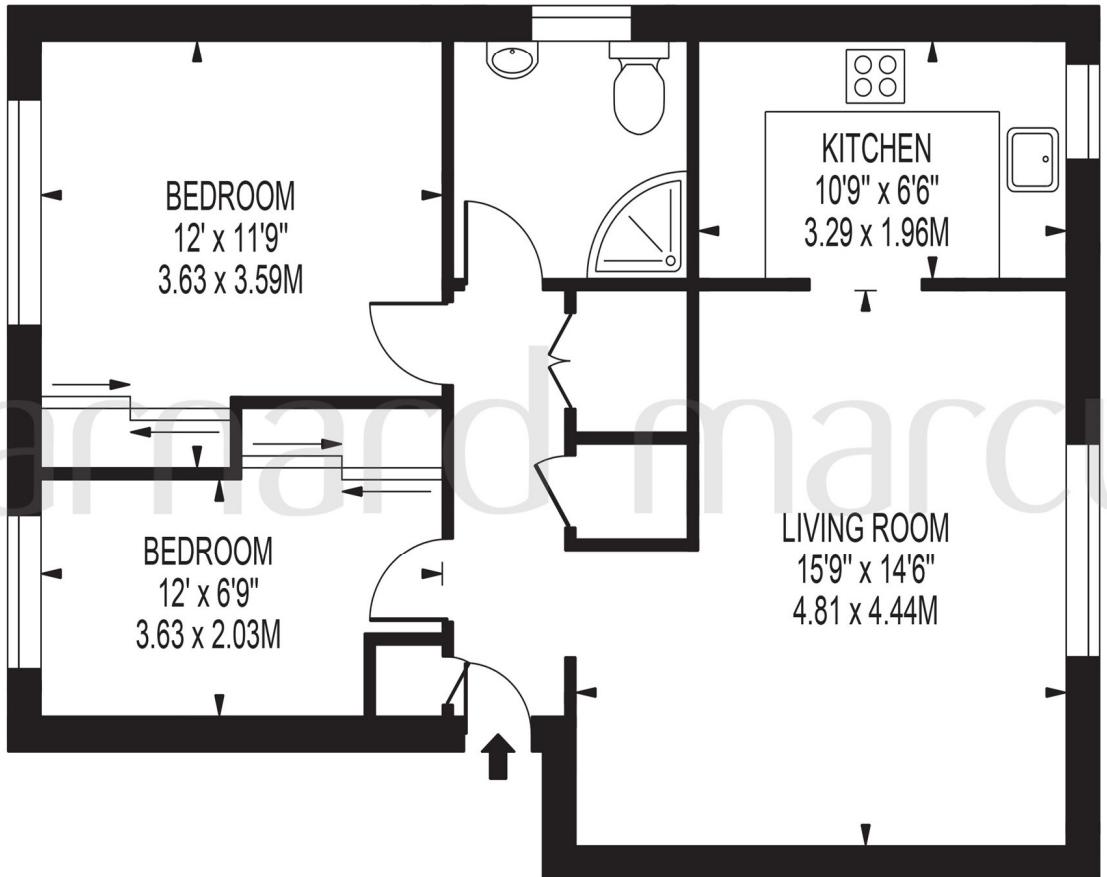
## **Anselm Close, Croydon**

Bright and spacious 2 bedroom chain free apartment located in the sought after Park Hill area. With a garage and off street parking, this property is ideal for first time buyers and investors alike.



# ANSELM CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 617 SQ FT - 57.28 SQ M



Located in the sought-after Park Hill area, this spacious two-bedroom apartment offers bright and versatile living with the added benefit of a garage and parking.

The property boasts a huge living room with large windows flooding the space with natural light, providing ample room for living and dining furniture, as well as the perfect spot for a home office if required. The separate kitchen is a generous size with excellent storage and a window, making it both practical and inviting.

The master bedroom is bright and well-proportioned with built-in wardrobes, while the second bedroom also benefits from fitted wardrobes. The refurbished shower room has a modern white suite, a large walk-in shower, plentiful storage, and a window for natural ventilation.

Offered to the market chain free, with a long lease and reasonable service charges, this apartment is a fantastic opportunity. Just a short distance away are excellent schools, as well as East and South Croydon's array of shops, restaurants, bars, and superb transport links.

welcome to

## Anselm Close, Croydon

- CHAIN FREE
- Garage
- Long Lease
- Great size
- Off street parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1284.30

Ground Rent: 52.00

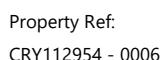
This is a Leasehold property with details as follows; Term of Lease 167 years from 29 Sep 1996.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £280,000



**view this property online** [barnardmarcus.co.uk/Property/CRY112954](http://barnardmarcus.co.uk/Property/CRY112954)

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Property Ref:  
CRY112954 - 0006



Please note the marker reflects the  
postcode not the actual property



**020 8680 9226**



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