



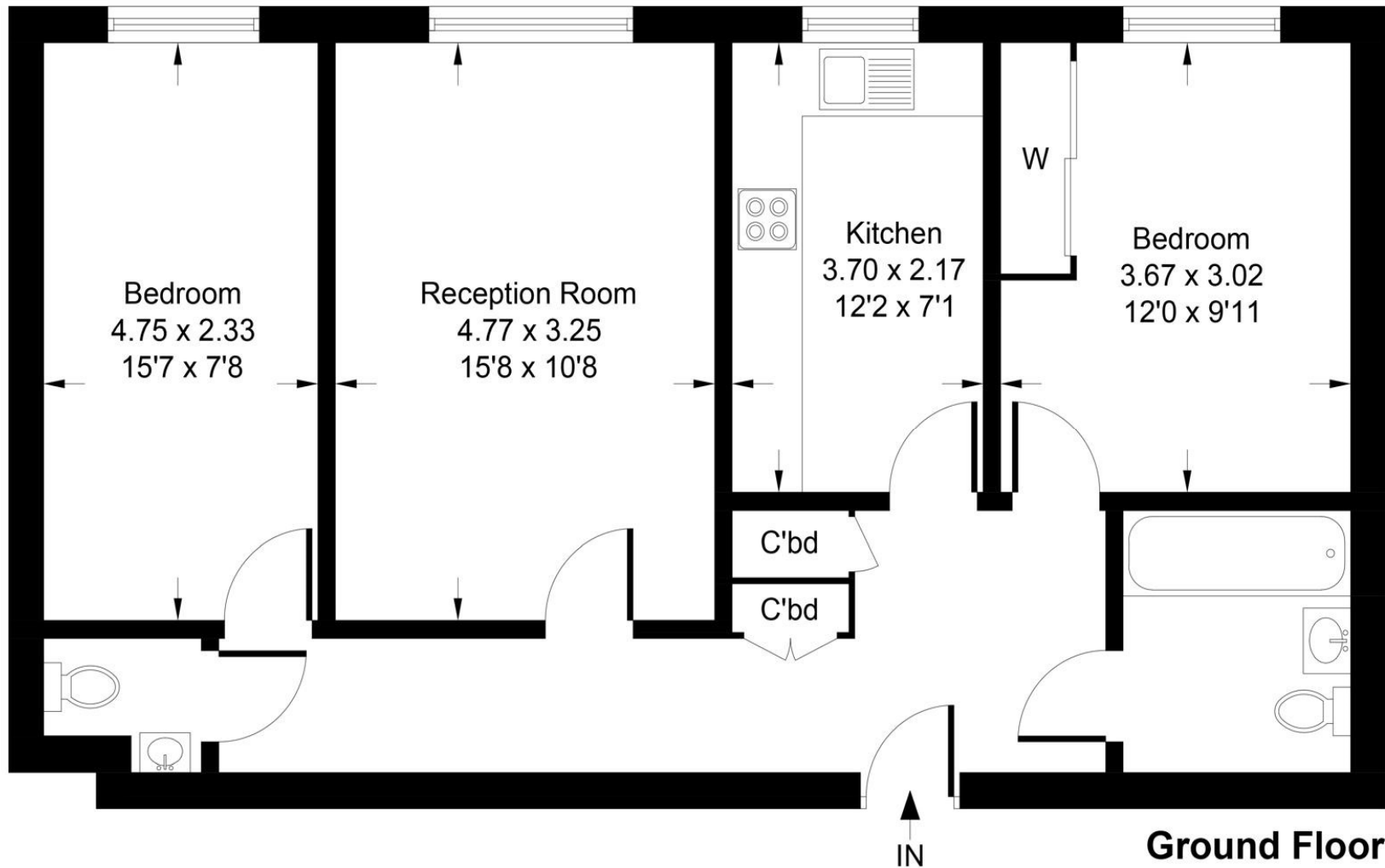
Viceroy Court Dingwall Road, Croydon CR0 2NG

welcome to
Viceroy Court Dingwall Road, Croydon

A superbly located ground floor two bedroom flat, moments from East Croydon Station.



Approximate Gross Internal Area = 66.97 sq m / 721 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

This well-presented ground floor two-bedroom purpose-built flat offers an excellent opportunity for both first-time buyers and investors, available chain-free for a smooth and straightforward purchase.

Just a stone's throw from East Croydon Station, the property enjoys outstanding transport connections into central London and beyond, while the town centre with its shops, restaurants and amenities is within easy reach. Inside, the flat is well laid out, featuring a bright and spacious 15 by 10 reception room, a fitted kitchen, two generous bedrooms and a family bathroom complemented by an additional separate WC. Ample inbuilt storage adds to the practicality of the home.

Externally, residents benefit from private parking and access to attractive, well-kept communal grounds. With its prime location, versatile ground floor accommodation and strong appeal to both owner-occupiers and investors, this chain-free property is not to be missed.

welcome to

Viceroy Court Dingwall Road, Croydon

- 2 Bedrooms
- CHAIN FREE
- Resident parking
- Additional W/C
- Ground floor
- Spacious Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2405.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113090



Property Ref:
CRY113090 - 0007

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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