



barnard marcus

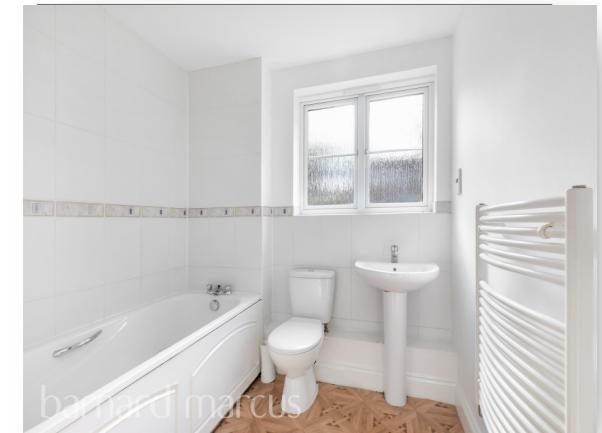
**East India Way, Croydon CR0 6NZ**



**welcome to**

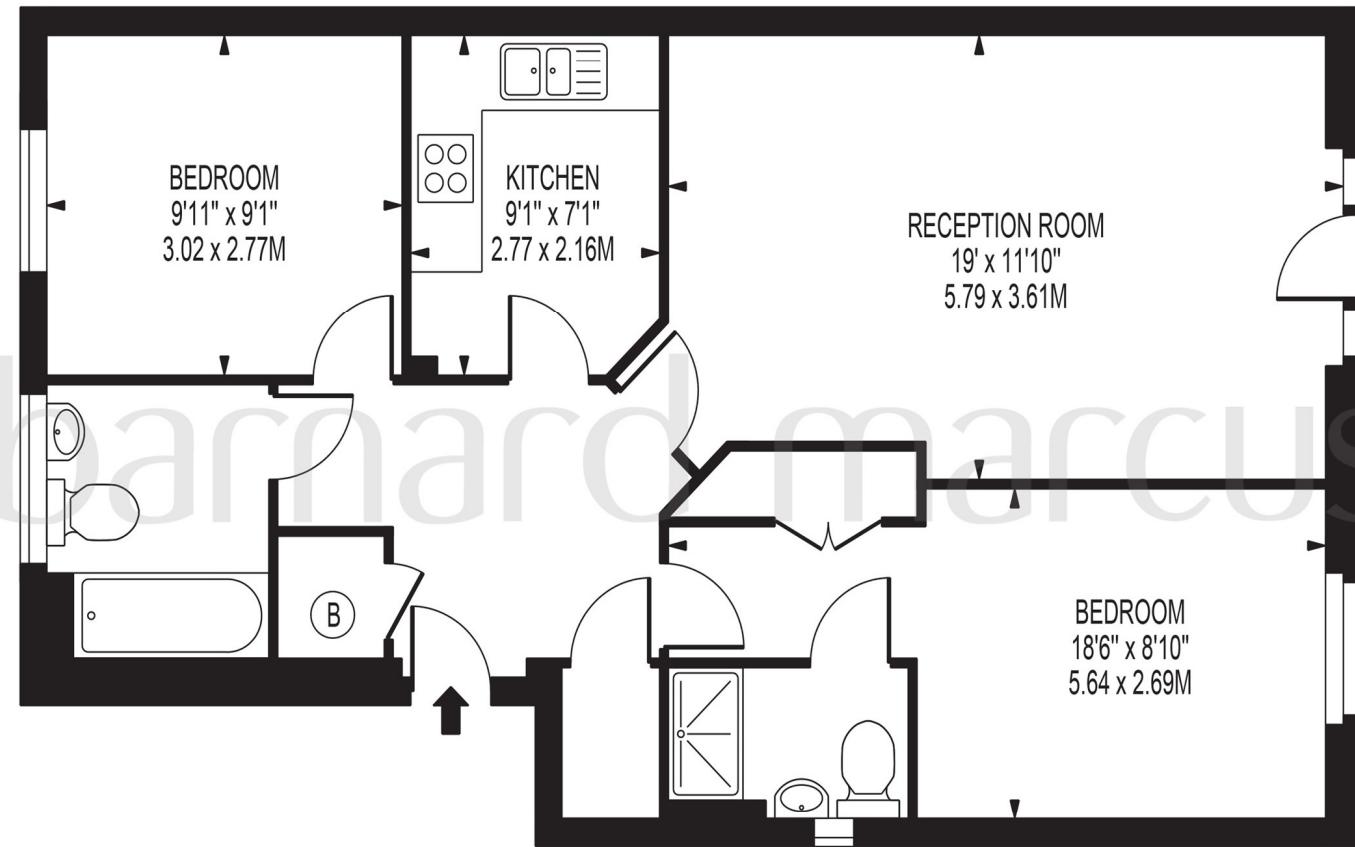
## **East India Way, Croydon**

Barnard Marcus are proud to present this spacious Two Double Bedroom, Two Bathroom apartment to the market. Located a short walk from East Croydon and offered to the market with no onward chain.



# EAST INDIA WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 689 SQ FT - 64.01 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.

Barnard Marcus are proud to present this spacious ground floor two double bedroom apartment to the market. This property consists of; Living Room with direct access to communal gardens, Generous Kitchen, Family Bathroom, Two double bedrooms with the master benefitting from an En-Suite. This property also benefits from Double Glazing, Allocated Parking and Long lease. This property would make an ideal first time purchase of investment, call Barnard Marcus on 0208 680 9226 to arrange your viewing.

welcome to

## East India Way, Croydon

- Two Double Bedroom
- Ground Floor Apartment
- Two Bathrooms
- Direct Access To Communal Gardens
- Allocated Parking & Access To A Visitors Bay
- Located Close To East Croydon Station
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 183.00

Ground Rent: 160.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£250,000**

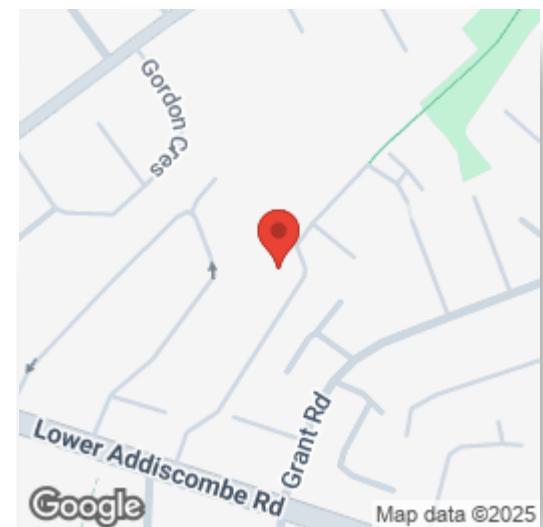


**view this property online** [barnardmarcus.co.uk/Property/CRY113101](http://barnardmarcus.co.uk/Property/CRY113101)

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.



Property Ref:  
CRY113101 - 0002



Please note the marker reflects the  
postcode not the actual property



**020 8680 9226**



[croydon@barnardmarcus.co.uk](mailto:croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, CROYDON,  
Surrey, CR0 6AA



**[barnardmarcus.co.uk](http://barnardmarcus.co.uk)**