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Tamworth Road, Croydon CR0 1XT



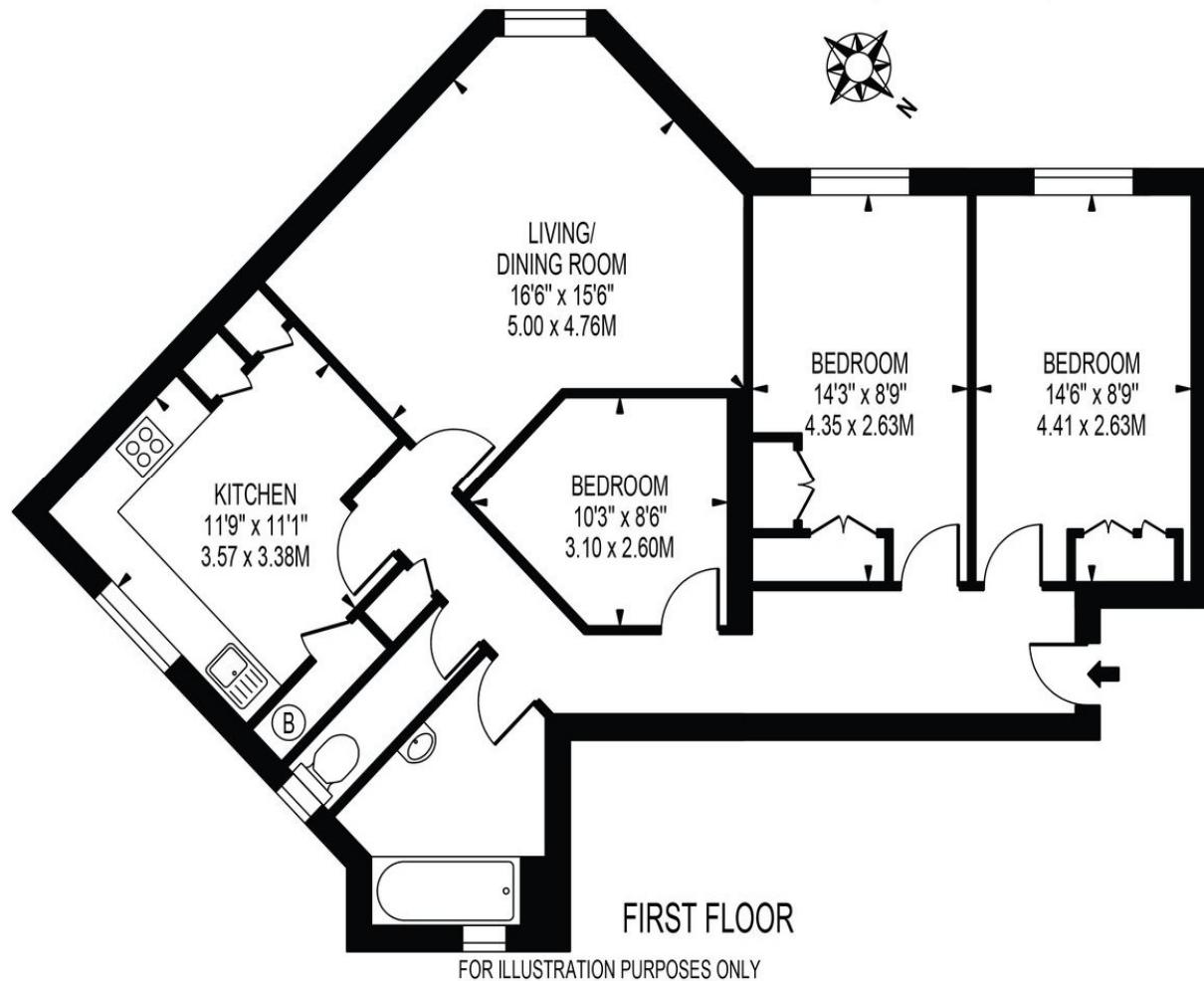
**welcome to
Tamworth Road, Croydon**

****Guide price £260,000-£270,000**** - A spacious 2/3 bedroom flat in the heart of Croydon - 880 sq ft, new lease on completion.



TAMWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 880 SQ FT - 81.80 SQ M



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.

Situated in the vibrant heart of Croydon, this well-presented purpose built flat offers 880 sq ft of versatile living space, ideal for first-time buyers or anyone seeking a spacious home with excellent transport links.

Upon entering, you're greeted by a wide and welcoming hallway. To your right are two generous double bedrooms, both featuring built in wardrobe space for convenient storage. To your left, you'll find a modern bathroom and a separate WC, adding practicality for busy households.

At the centre of the property is an additional room, perfect for use as a home office, study, or even a third bedroom. The large contemporary kitchen, complete with built-in appliances, leads seamlessly into a bright and airy living/dining room. Expansive windows flood the space with natural light, creating a warm and inviting atmosphere.

Further benefits include residents' parking and a highly desirable location within walking distance of local tram stops, offering easy access to both East and West Croydon stations. You'll also be just a short stroll from Croydon's shopping centres, bars, and restaurants, making this property perfectly placed for modern urban living.

This superb flat offers a rare combination of size, layout, and location - an excellent opportunity for buyers looking for a generous two-bedroom home with the flexibility of a third room.

welcome to

Tamworth Road, Croydon

- 2 Double bedrooms
- Spacious kitchen and living areas
- Additional room ideal for an office
- Walking distance to shops and restaurants
- Stones throw from a tram stop
- 880 SQFT
- 2 minute walk to West Croydon Station
- **New lease on completion**

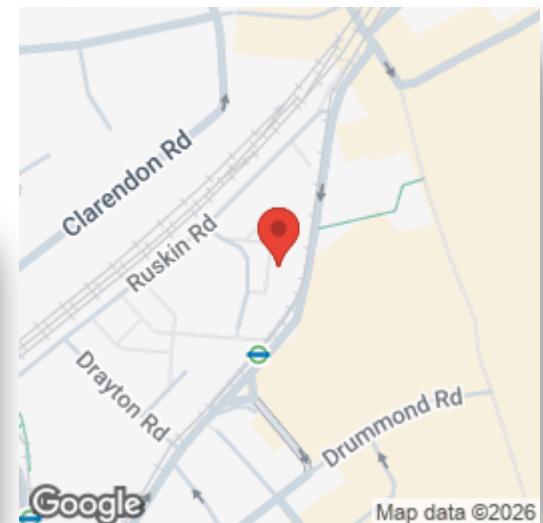
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 885.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£260,000**



view this property online barnardmarcus.co.uk/Property/CRY113021

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:
CRY113021 - 0007

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