



Cavendish Road, Croydon CR0 3LB

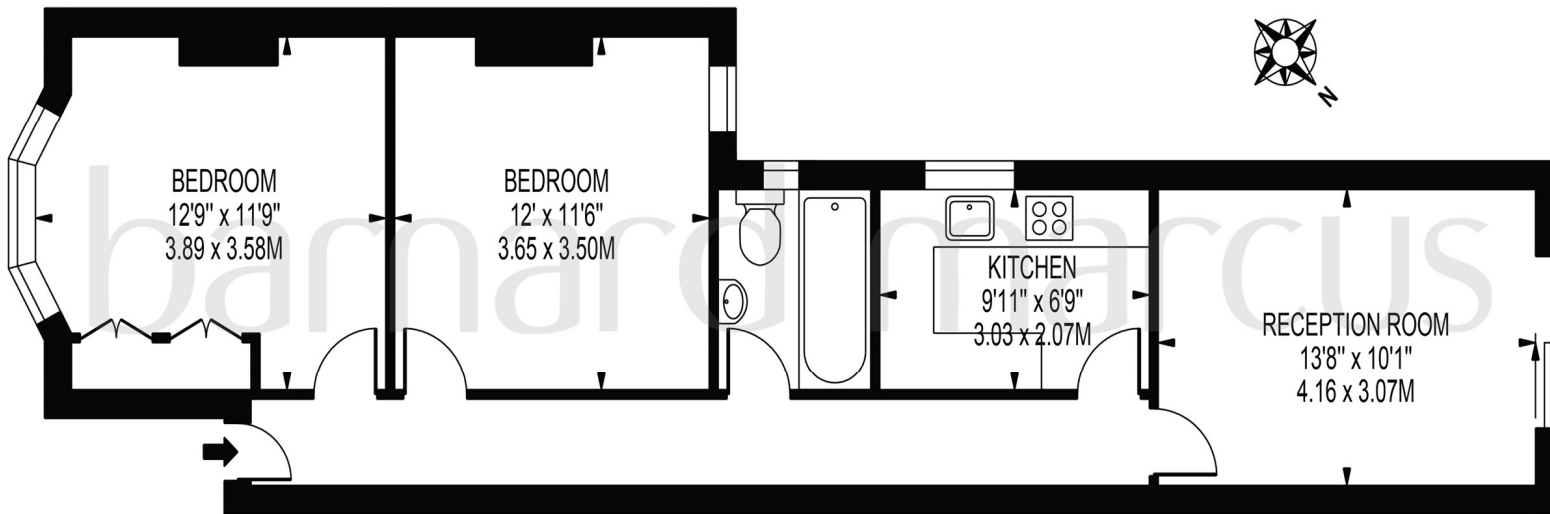
welcome to
Cavendish Road, Croydon

Lease extension included - 2 Double bedroom ground floor apartment with private garden, separate kitchen and living room and conveniently located for transport, local shops and amenities.



CAVENDISH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 652 SQ FT - 60.59 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.

Located on Cavendish Road in Croydon, this well-presented two double bedroom ground floor apartment benefits from its own private garden and spacious interiors throughout.

Both bedrooms are generously sized doubles, offering plenty of room for furniture. The master bedroom enjoys a large bay window, while the second bedroom also features a big window, filling the room with natural light. The bathroom is fully tiled, a great size, and includes a window for ventilation, along with a bath and overhead shower.

The modern, sleek kitchen provides excellent storage and worktop space, complemented by a window for natural light. To the rear, the bright reception room offers ample space for both living and dining areas, with sliding patio doors opening onto a private garden with a patio, lawn, and shed-perfect for relaxing or entertaining.

The property is neutrally decorated, well maintained, and move-in ready. Cavendish Road is just a short walk from West Croydon station, offering fast and frequent links into London, along with a fantastic range of local shops, supermarkets, restaurants, gyms, and amenities.

A lease extension is to be included upon completion of the sale.

welcome to

Cavendish Road, Croydon

- Lease Extension Included
- Private Garden
- Two Double Bedrooms
- Separate Modern Kitchen
- Short Walk To West Croydon Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 699.98

Ground Rent: 70.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



view this property online barnardmarcus.co.uk/Property/CRY113035



Property Ref:
CRY113035 - 0004

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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Please note the marker reflects the
postcode not the actual property



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