



Manning Gardens, Croydon CR0 7DU

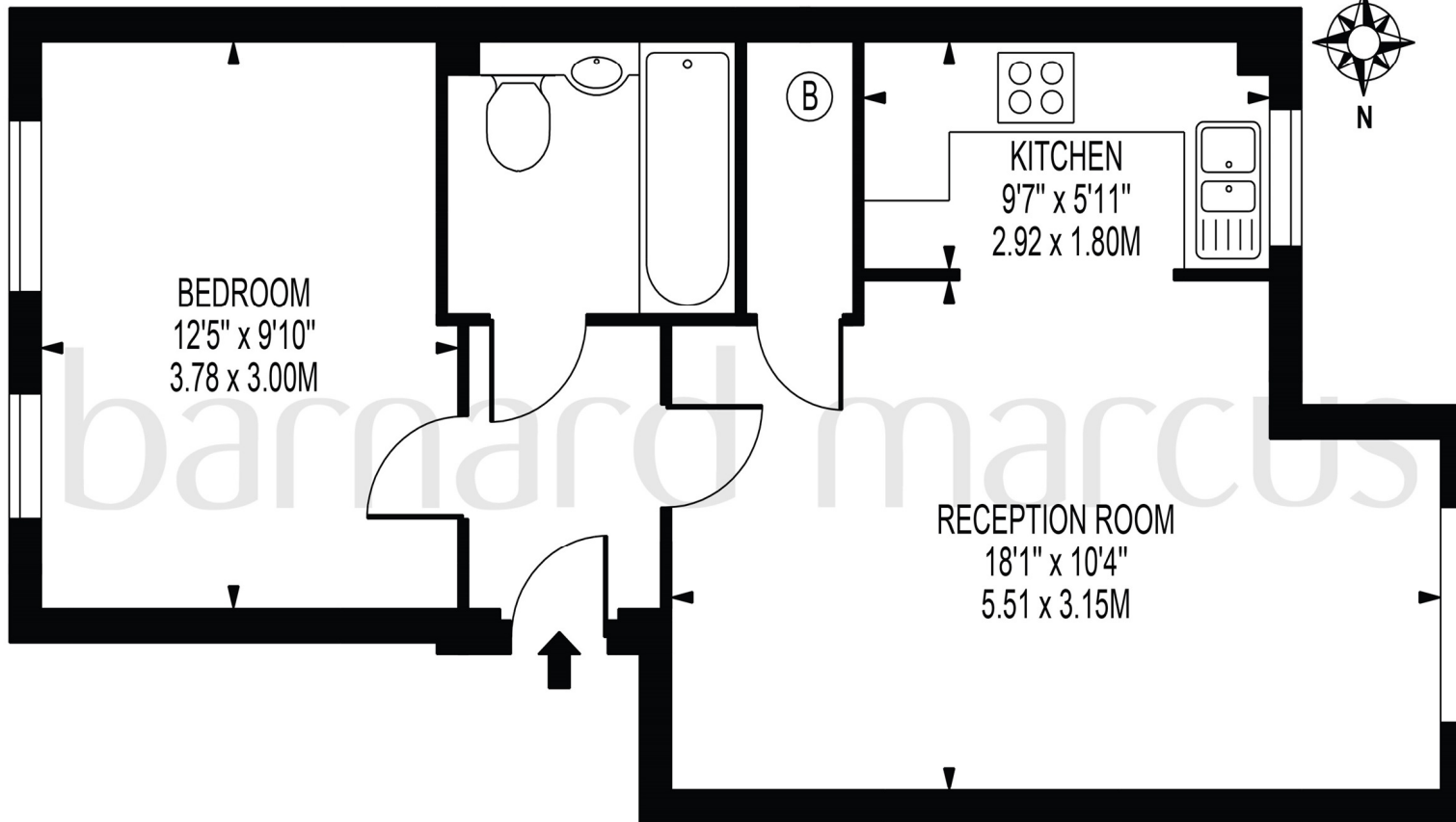
welcome to
Manning Gardens, Croydon

A chain free 1 bedroom ground floor flat with parking.



MANNING GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 446 SQ FT - 41.43 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.

Welcome to this lovely one bedroom ground floor flat, offered to the market chain free and ready for you to move straight in. The property has a bright and comfortable living space, a separate kitchen, a good sized double bedroom and a bathroom. There is also handy allocated parking, along with communal outdoor space to enjoy when the sun is out.

The location is really convenient, with nearby tram stops giving easy access to East Croydon, Beckenham and surrounding areas. It's ideal for anyone who wants good transport links and local amenities close by. This would make a great first home or a simple, stress-free investment.

welcome to

Manning Gardens, Croydon

- 1 Double bedroom
- Spacious living area
- Parking
- Tram links to East Croydon
- CHAIN FREE
- Communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1667.77

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113220



Property Ref:
CRY113220 - 0002

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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