



Davies Close, CROYDON, CR0 6EX

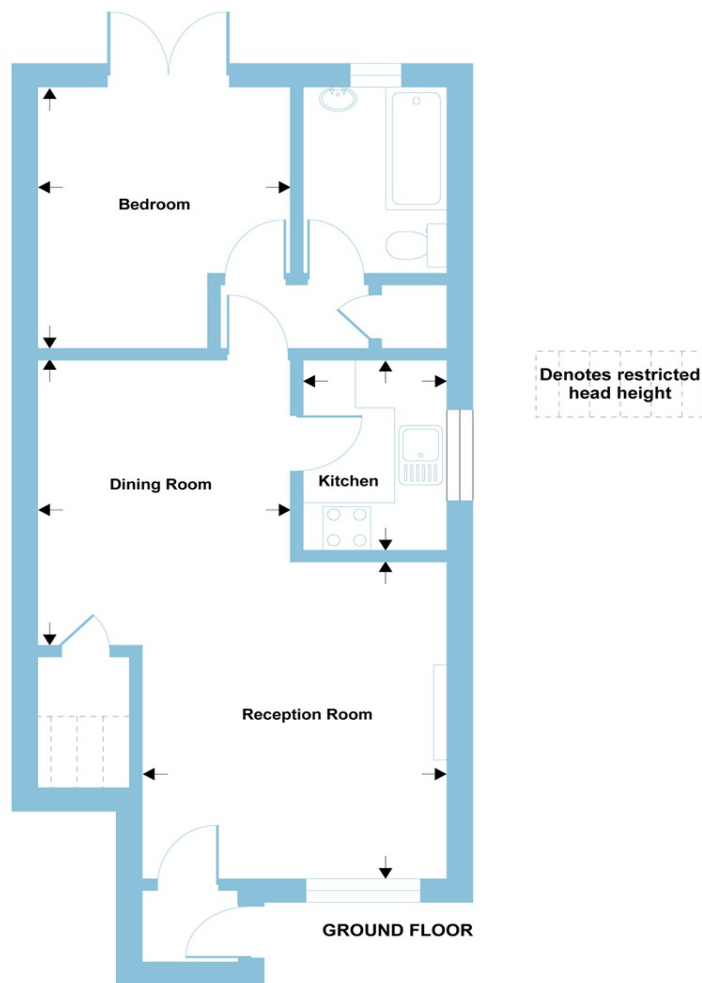
welcome to
Davies Close, CROYDON

A ground floor, one large double bedroom maisonette. Situated in a quiet cul-de-sac location with short cuts taking you to Blackhorse tram, local shops and bus routes.

Comprising a large lounge with plenty of space to dine, a separate kitchen, bathroom and spacious bedroom leading on to a private garden. Further benefiting from an allocated parking space and a share of the freehold.

Offered for sale with NO CHAIN!





Davies Close, Croydon, CR0

APPROX. GROSS INTERNAL FLOOR AREA 507 SQ FT 47 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Lounge

13' 5" Max x 11' 8" Max (4.09m Max x 3.56m Max)

Dining Area

12' 1" Max x 9' 8" Max (3.68m Max x 2.95m Max)

Kitchen

8' 2" x 5' 5" (2.49m x 1.65m)

Bedroom

11' 2" x 9' 8" (3.40m x 2.95m)

Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

welcome to

Davies Close, CROYDON

- Ground Floor Maisonette
- One Double Bedroom
- Allocated Parking
- Private Garden
- Share of Freehold

Tenure: Leasehold EPC Rating: Awaited

£240,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
CRY108758 - 0005

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.



barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk