



**Oaklea Court Kendall Avenue, South Croydon CR2 0NH**

**welcome to**

**Oaklea Court Kendall Avenue, South Croydon**

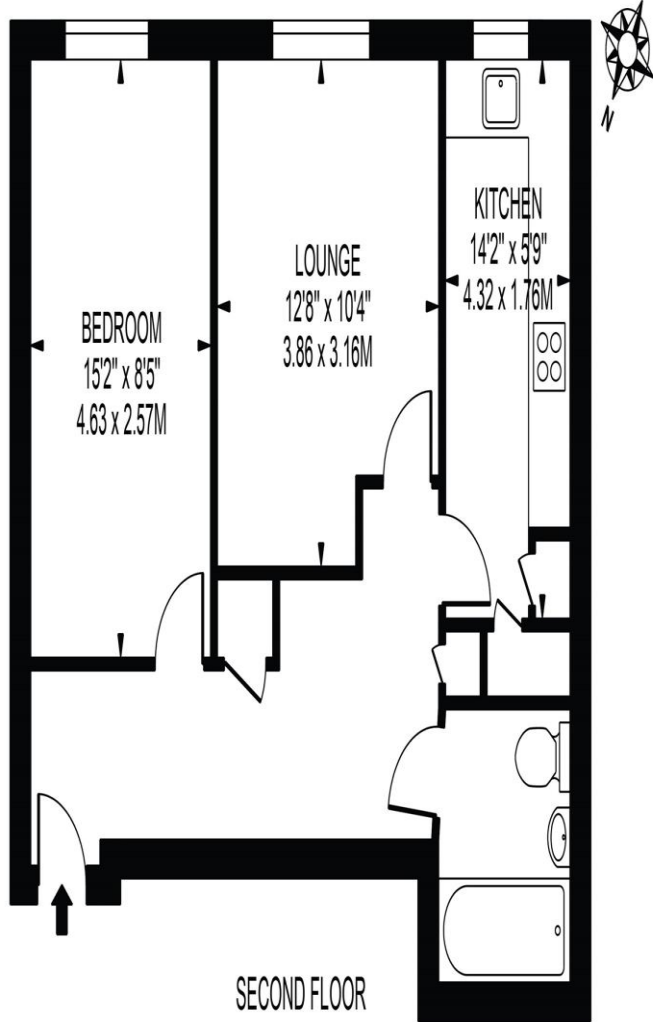
A spacious one double bedroom apartment comprising of a large living room, separate fitted kitchen, one double bedroom and a modern bathroom. The property is light and airy throughout and is perfect for a first time buyer or buy to let investor. The property further benefits from residents parking and the use of the communal gardens.

The property is located in a quiet residential road and is conveniently located for Sanderstead and Purley Oaks train stations which provide fantastic links into London Victoria and London Bridge within 20-25 minutes. There are many other local amenities nearby including various bus routes, Coco & Nut Coffee Co and Tesco express are amongst a number of shops and services on Station Approach, Waitrose is located in Sanderstead Village and if you are looking for a restaurant there are many to choose from in the South end restaurant quarter. The property is surrounded by green areas for those who enjoy going for walks along with a number of great golf courses to choose from as well including Croham Hurst and Purley Downs which are both nearby.



# OAKLEA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 528 SQ FT - 49.09 SQ M



SECOND 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

welcome to

## Oaklea Court Kendall Avenue, South Croydon

- One Bedroom
- Spacious Reception Room
- Separate Fitted Kitchen
- Modern Bathroom
- Residents Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:  
SAN107140 - 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.



020 8651 6363



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



Station Approach, Sanderstead, SOUTH CROYDON, Surrey, CR2 0PL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)