


# property details **approval form**

Flat 6 Arboreta Close, South Croydon, Surrey, CR2 0PD

**Date:** 22 May 2025

**Property Ref and Version:** SAN107623 - 0004



## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£425,000

Tenure: Leasehold

## >> **key features**

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- > New Build Apartment
- > 10 Years NHBC warranty
- > Two double bedrooms
- > Two bathrooms (one en-suite)
- > Open plan kitchen/living space
- > Private balcony
- > Communal garden
- > EPC Rating: B

## >> **short description**

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A collection of just 9 luxury new homes, situated in a sought-after location near Purley Oaks Station. This exceptional project comprises of three detached houses and six spacious apartments; meticulously designed to meet the highest standards of modern comfort and style.

## >> **long description**

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This stunning first-floor new build apartment offers a modern and spacious living environment in a highly desirable location. The property comprises two well-proportioned double bedrooms, including a principal suite complete with a sleek en-suite bathroom. An additional contemporary family bathroom serves the second bedroom and guests. The heart of the home is the generous open plan kitchen and living area, designed for both comfort and entertaining, featuring high-end fittings and finishes. Bi-folding doors open out onto a private balcony, creating a seamless connection between indoor and outdoor space and allowing in an abundance of natural light. Residents also have access to a communal garden.

Located on a quiet close off of Beech Avenue, the apartment enjoys a quiet residential setting with excellent access to local amenities and transport links. This sought-after area of Sanderstead is known for its leafy surroundings and community feel, with nearby parks, reputable schools, and convenient shopping and dining options. Commuters benefit from proximity to both Sanderstead and Purley Oaks stations, providing direct rail services to central London. The location strikes a perfect balance

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between suburban tranquillity and urban accessibility, making it ideal for professionals, couples, or small families looking for contemporary living in a well-connected area.

## >> **directions**

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## >> **Agent Note**

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## >> **property images**



**Your Barnard Marcus office:** Station Approach, Sanderstead, SOUTH CROYDON, Surrey, CR2 0PL  
**T** 020 8651 6363 **E** sanderstead@barnardmarcus.co.uk



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## >> **property images**

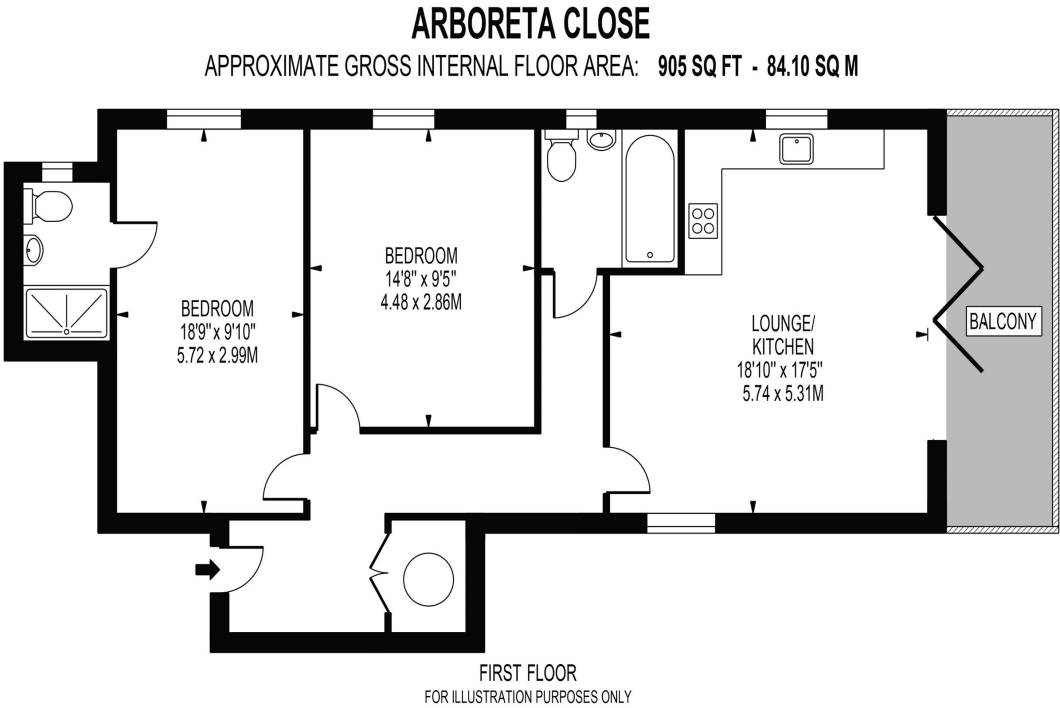
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## >> floor plan



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.

## >> approval

	Signature	Date
Harry Edmonds		
Adeseyi Sijuwade		
Enhancers 1 Limited		