



Vena House, Purley Downs Road, South Croydon CR2 0FJ

welcome to

Vena House Purley Downs Road, South Croydon

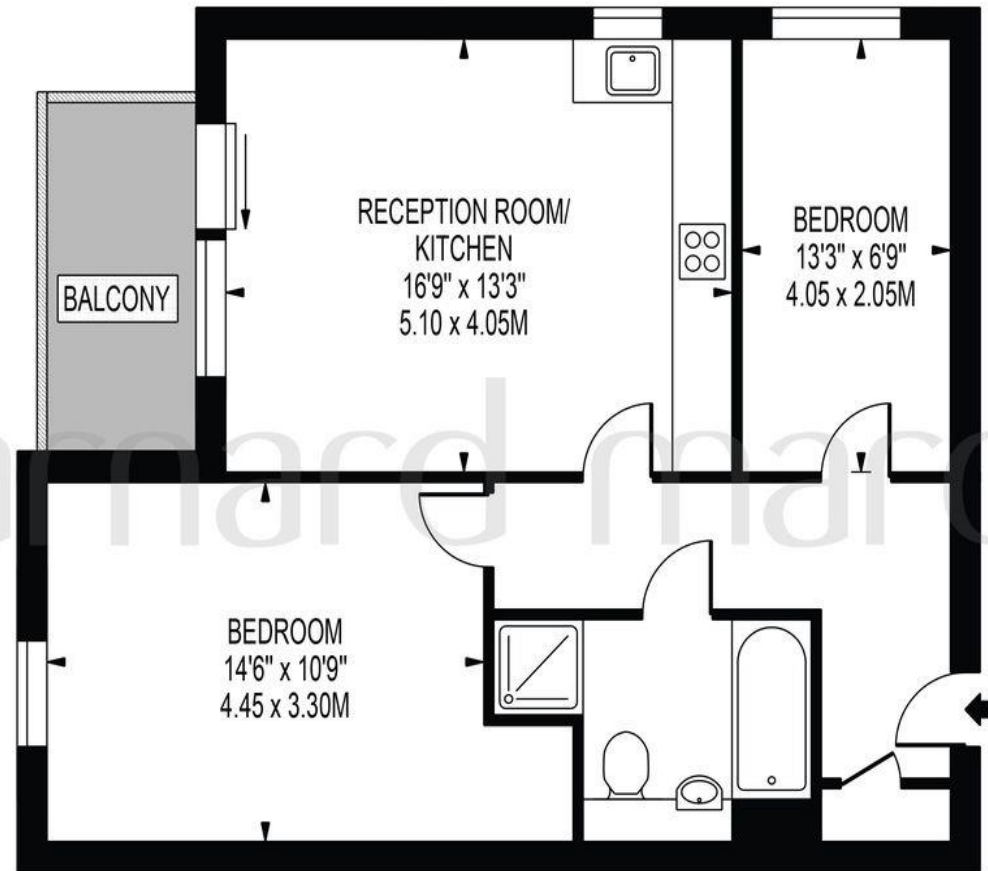
Spacious, two-double bedroom apartment with private balcony and allocated off-street parking. This well-presented first-floor apartment offers comfortable and modern living in a highly desirable location on Purley Downs Road. The property features two generously sized double bedrooms, ideal for professionals, couples, or a young family. A stylish family bathroom serves the home, while the heart of the apartment is the spacious open-plan kitchen and living area, perfect for both relaxing and entertaining. From here, doors lead out to a private balcony, providing a peaceful outdoor retreat. Additional benefits include allocated off-street parking, adding convenience for residents and visitors alike.



Situated on the sought-after Purley Downs Road, the apartment enjoys a prime position close to the green open spaces of Purley Downs Golf Club and the tranquil beauty of Riddlesdown Common. The location is well connected, with Purley Oaks and Sanderstead train stations nearby, offering direct links into central London, making it ideal for commuters. A range of local amenities, schools, and shopping options are also within easy reach, making this an excellent opportunity for those looking to enjoy a blend of suburban peace and city accessibility.

VENA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 663 SQ FT - 61.60 SQ M



FIRST 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.

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- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Modern Fitted Kitchen
- Modern Bathroom
- Private Balcony
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 960.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Mar 2022. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107738



Property Ref:
SAN107738 - 0003

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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