



barnard marcus

**Arboreta Close, South Croydon CR2 0PD**



**welcome to**  
**Arboreta Close, South Croydon**

***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.***

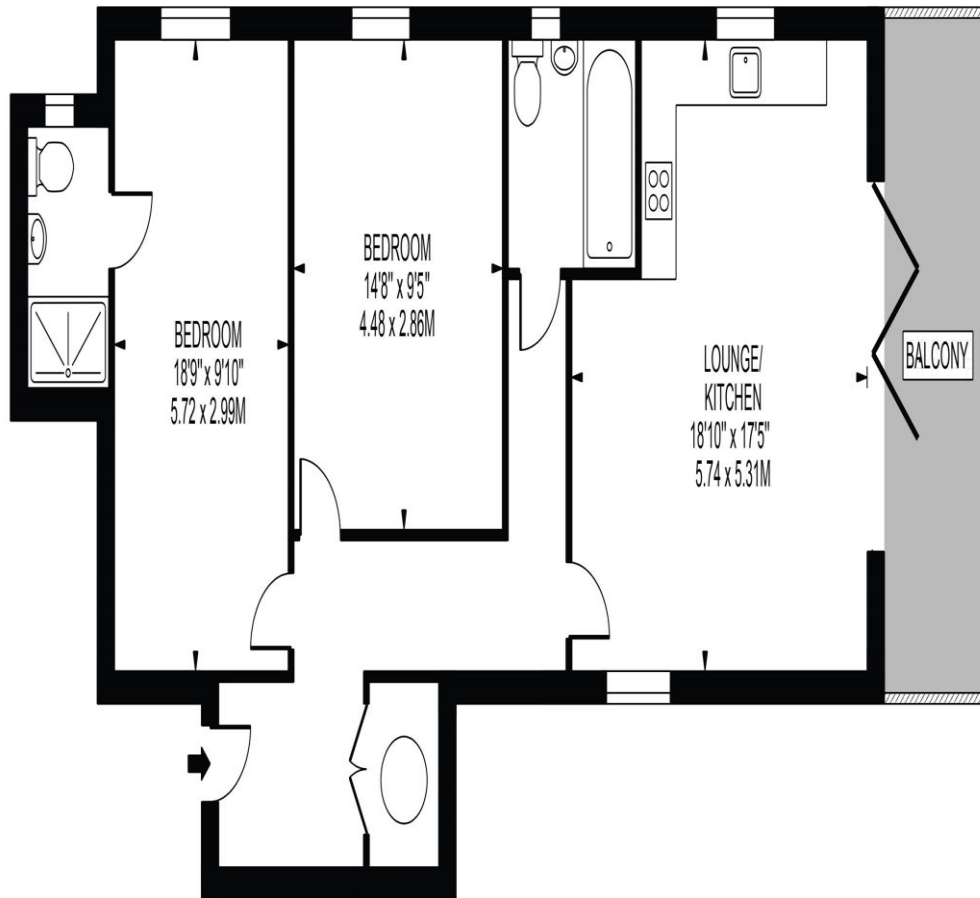
This stunning first-floor new build apartment offers a modern and spacious living environment in a highly desirable location.

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.



## ARBORETA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 905 SQ FT - 84.10 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.



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

**welcome to**

## **Arboreta Close, South Croydon**

- New Build Apartment
- 10 Year BuildZone Warranty
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living Space

Tenure: Leasehold EPC Rating: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107770](https://barnardmarcus.co.uk/Property/SAN107770)



Property Ref:  
SAN107770 - 0002

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