



Marlborough Road, South Croydon, CR2 6JD

welcome to

Marlborough Road, South Croydon

This two bed, ground floor, garden, conversion flat could be the perfect first time buy. With two train stations within half a mile allowing for access into Central London within 20 minutes approx.

"Perfect" sang Fairground attraction and when you see this two bed ground floor garden conversion you will think the same. The property comprises of a kitchen oozing with character, a bathroom and two reception rooms and also offers a landscaped garden and a garden room.

This property on Marlborough Road is a share of freehold, located in one of South Croydon's sought after roads with Purley Oaks and Sanderstead stations both within half a mile allowing for easy access into Central London within approx. 25 minutes.

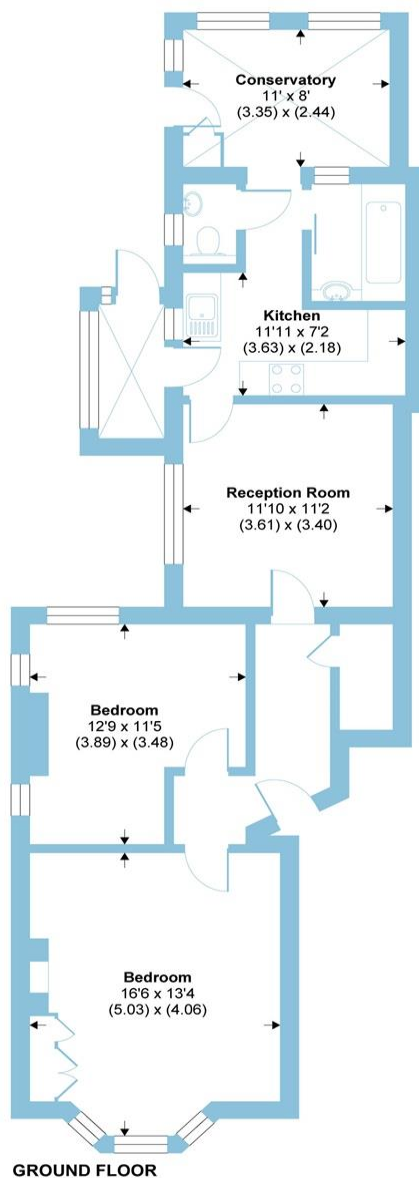
With multiple transport links, you can be taken into Central Croydon where there are two shopping centres offering a variety of different shops as well as bars and restaurants that Croydon has to offer. This includes the infamous Box Park.

Early viewing is essential.





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APPROX. GROSS INTERNAL FLOOR AREA 855 SQ FT 79.4 SQ METRES

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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Marlborough Road, South Croydon

- Ground floor
- Good transport links nearby
- Share of freehold
- Close to Purley Oaks and Sanderstead Stations
- Landscaped garden

Tenure: Leasehold EPC Rating: D

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
SCS105675 - 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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