



**Rosamund Close, South Croydon CR2 7EW**



**Welcome to**

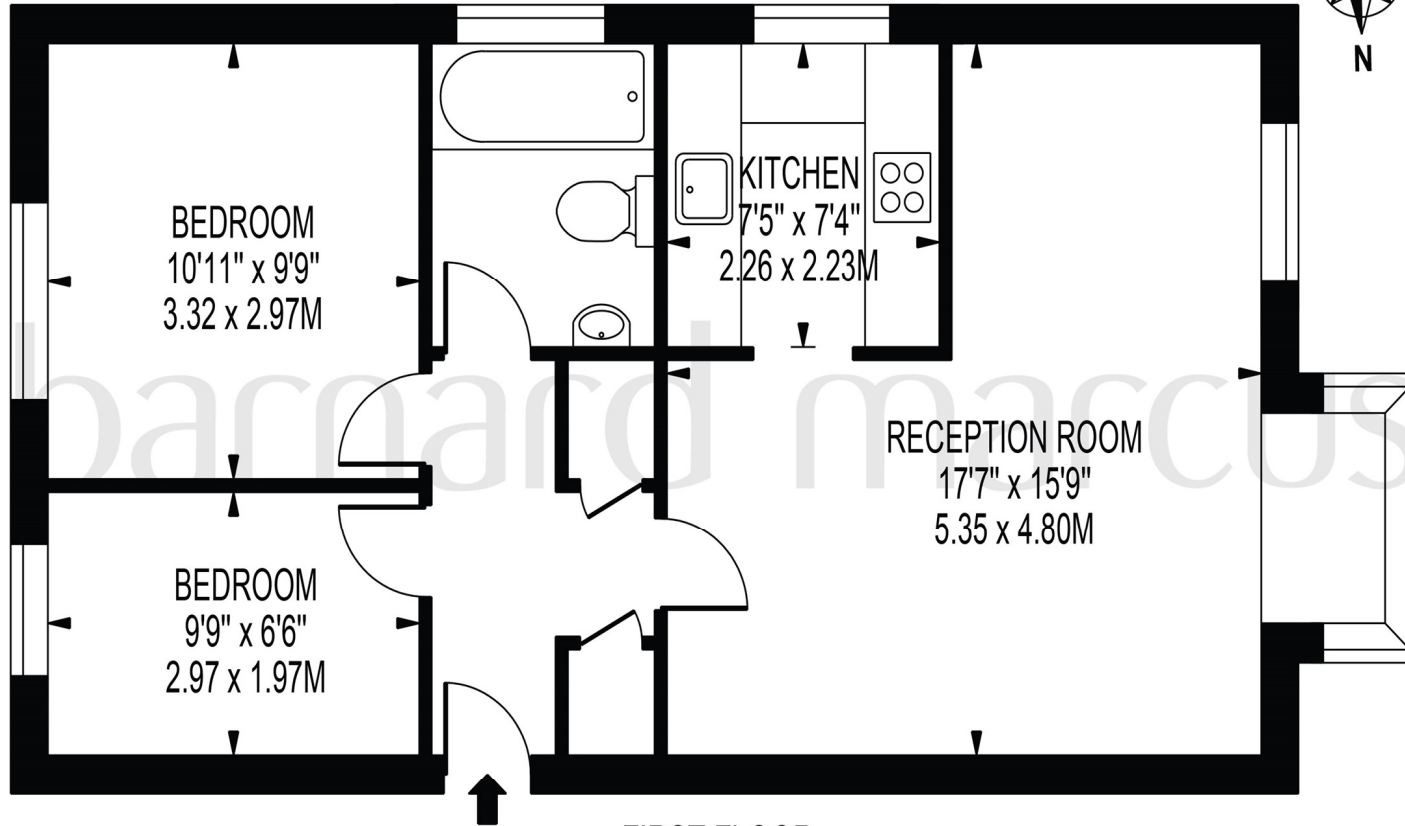
**Rosamund Close, South Croydon**

Set amongst the tree lined cul-de-sac off South Park Hill Road resides Rosamund Close and this is a 2 bedroom first floor purpose built apartment within easy distance of South Croydon station, tram links, green open space of Lloyd Park and local boutique shops, bars and restaurants of South End.



# ROSAMUND CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 587 SQ FT - 54.52 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.

The property has allocated parking to front and a secure entrance access via entry phone. There is a hallway reception, L-shaped lounge/dining room, fitted kitchen, family bathroom, 2 bedrooms, electric heating, long lease and is offered to the open market with no upward chain.

## Welcome to

### Rosamund Close, South Croydon

- 2 Bedroom First Floor Purpose Built Apartment
- Good Transport Links
- Allocated Parking
- No Chain
- Close To Shops

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. 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

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108745](https://barnardmarcus.co.uk/Property/SCS108745)



Property Ref:  
SCS108745 - 0008

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