



**Croham Road, South Croydon CR2 7BA**



**Welcome to**

**Croham Road, South Croydon**

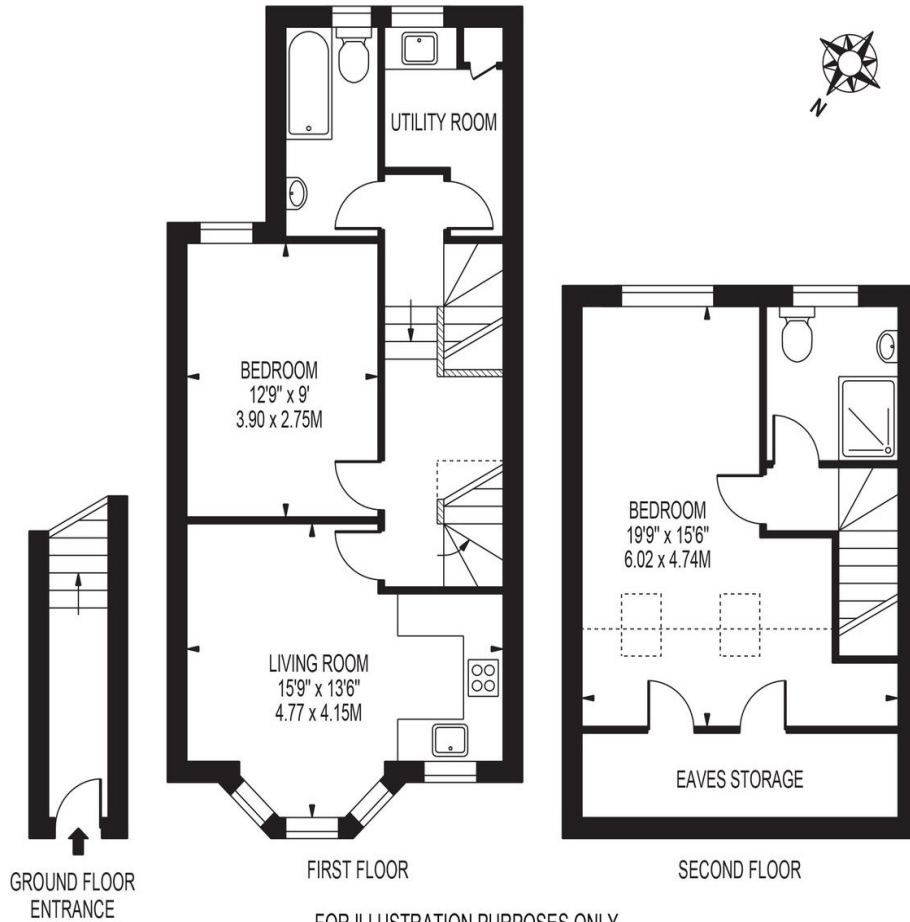
A fantastic 2 double bedroom split level maisonette located within minutes of South Croydon station. This apartment has been recently updated to feature new kitchen, bathroom, new carpets, gas central heating and double glazing.



## CROHAM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 926 SQ FT - 86.02 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 136 SQ FT - 12.60 SQ M



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.

Entering through your own front door leading to stairs to first floor with large reception/kitchen, double bedroom and bathroom with further stairs to large double master bedroom. The property has recently been redecorated to a high standard ready for someone to move straight in. This property is perfect for all first time buyers, upsizers and investment buyers and is offered to the market with no upward chain!

Croham Road, South Croydon is located within easily access to the boutique bars, shops and restaurants of South End with green open spaces of Lloyd Park nearby with tram link and is located in a very short walk to South Croydon station offering access routes in and out of London.

## Welcome to

### Croham Road, South Croydon

- 2 Bedroom Flat
- Recently Re-Decorated To High Standard
- Chain Free
- 110 Yards From South Croydon Station
- Perfect For All First Time Buyers and Investors

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108150](https://www.barnardmarcus.co.uk/Property/SCS108150)



Property Ref:  
SCS108150 - 0004

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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