



Hillside House Duppas Avenue, Croydon CR0 4BX

Welcome to

Hillside House Duppas Avenue, Croydon

A lovely two double bedroom purpose built 1st floor apartment, overlooking the green open space of Duppas Hill and within easy distance of the bus routes, train stations, shops, bars and restaurants of Croydon Town Centre.



HILLSIDE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 656 SQ FT - 60.91 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 an entrance hallway, modern fitted kitchen, large reception room with balcony and also benefits from separate bathroom and WC. Good schools are nearby, as well as access to Fiveways with its myriad collection of shops and amenities.

Welcome to

Hillside House Duppas Avenue, Croydon

- 2 Double Bedrooms
- Green Open Spaces
- Great Public Transport
- Excellent Schools
- Shops, Bars and Restaurants Close By

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108526



Property Ref:
SCS108526 - 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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