



**Spindlewood Gardens, Croydon CR0 5SE**

**Welcome to**

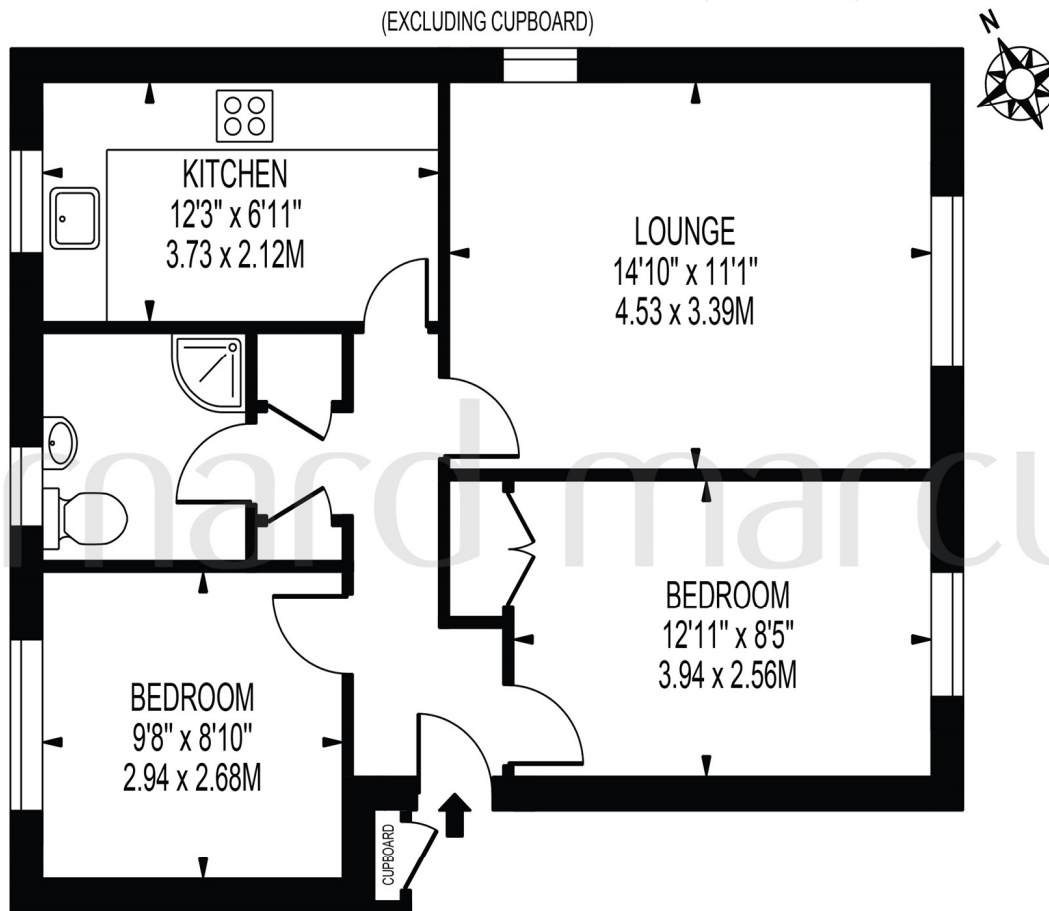
**Spindlewood Gardens, Croydon**

A wonderful 2 double bedroom first floor purpose built apartment with a brand new kitchen, set within a lovely tree lined cul-de-sac with a designated parking space and is located within walking distance of South and East Croydon station, tram links and the beautiful green space of Lloyd Park.



## SPINDLEWOOD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 573 SQ FT - 53.24 SQ M  
(EXCLUDING CUPBOARD)



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.

This beautifully decorated property is part of a small development, which starts with an entrance hall that leads to a large and well lit reception room, a separate modern, a brand new kitchen and a modern bathroom, as well as 2 double bedrooms with the larger bedroom having built in wardrobes, along with plenty of storage space throughout the property. The cul-de-sac in which the property is situated is a quiet private road that also provides visitors parking spaces, and is close to the engaging shops of South End, with excellent access to transport links. With a long lease and a low service charge, this first floor flat also has gas central heating and hobs, with a new boiler being installed in 2020.

Viewing this property is not to be missed call us now!

## Welcome to

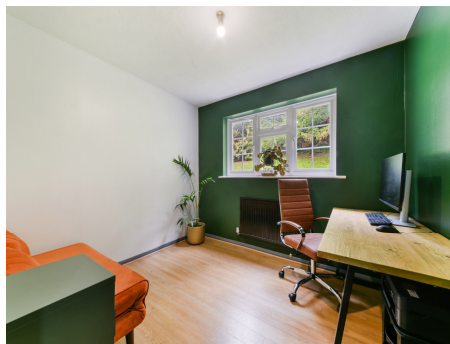
### Spindlewood Gardens, Croydon

- No Chain
- 2 Double Bedrooms
- First Floor Purpose Built Apartment
- Good Transport Links
- Close to Lloyd Park
- Brand New Kitchen
- Tree Lined
- Long Lease

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £335,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108931](https://barnardmarcus.co.uk/Property/SCS108931)



Property Ref:  
SCS108931 - 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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