



Croham Valley Road, South Croydon CR2 7NA

Welcome to

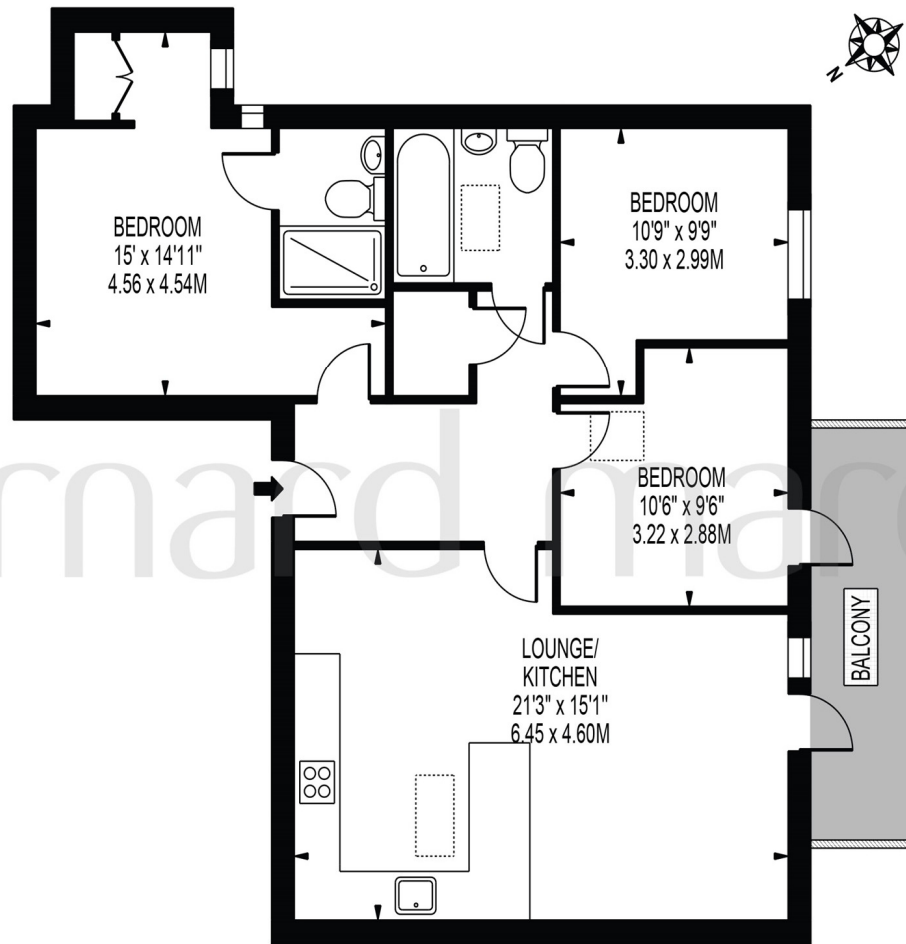
Croham Valley Road, South Croydon

An absolutely fantastic modern contemporary 3 bedroom top floor purpose built apartment, with two bathrooms, a rear facing balcony with views of the golf course.



CROHAM VALLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 830 SQ FT - 77.08 SQ M



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 was built in circa 2022 by renowned builders Fernham Homes, specialising in bespoke small developments for the feeling of uniqueness. The property is located close to South Croydon station, tram links and bus routes. There is an allocated parking bay with a security entrance and a communal landscaped garden. The property alights on the second floor with a generous entrance hallway leading to the open plan reception/ integrated modern kitchen with balcony access, following onto a family modern contemporary bathroom and 3 bedrooms (one with an en-suite), all of which is in immaculate presentation ready for immediate residency and offered to the open market with no upward chain. Boutique parade of shops are close by in South End, as well as the gleaming metropolis of Croydon with its array of shopping centres, restaurant quarter and entertainment arenas such as Box Park and Fairfield Hall.

Welcome to

Croham Valley Road, South Croydon

- 3 Bedrooms
- No Chain
- Allocated Parking Bay
- Communal Landscaped Garden
- Close to Shops, Bars and Restaurants
- Good Public Transport

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109147



Property Ref:
SCS109147 - 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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