



Croham Valley Road, South Croydon CR2 7NA

Welcome to

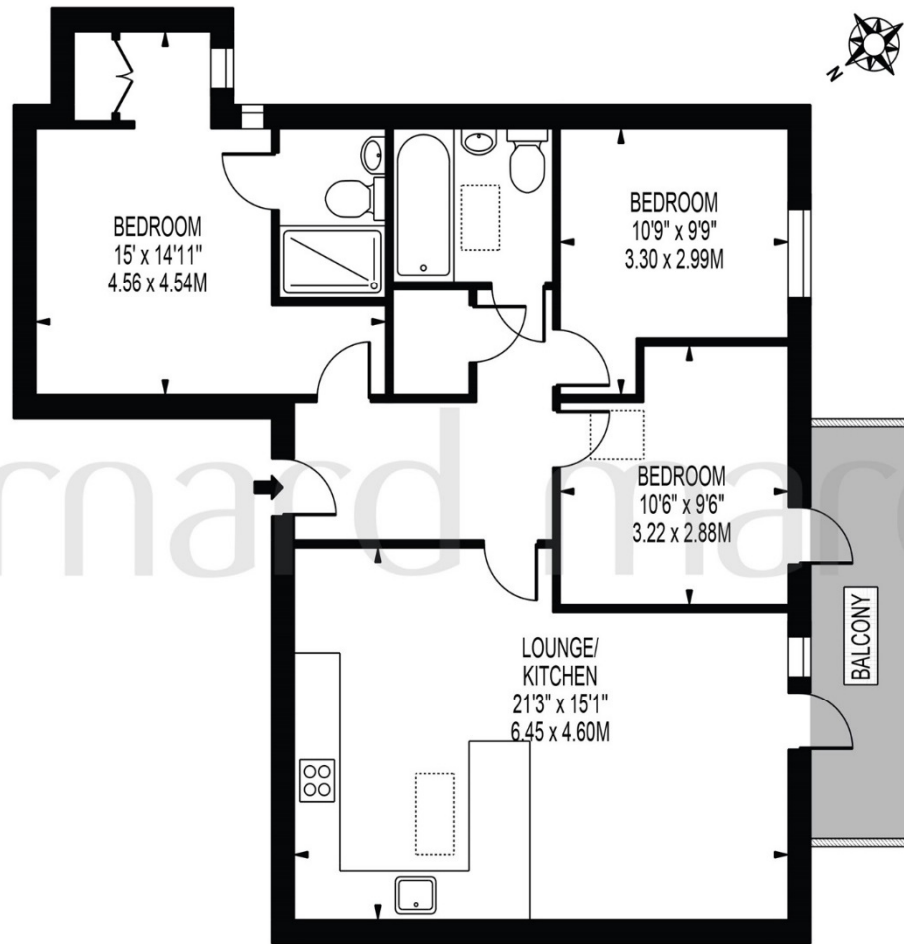
Croham Valley Road, South Croydon

An absolutely fantastic contemporary 3 bedroom top floor purpose built apartment, with open plan lounge/kitchen diner, two bathrooms and a rear facing private balcony.



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.

This stunning apartment was built in circa 2022 by renowned builders Fernham Homes, specialising in bespoke small developments for the feeling of uniqueness. The property is also located close to South Croydon station, tram links, bus routes, and has views of the golf course. There is an allocated parking bay with a security entrance and a communal landscaped garden. Alighting on the second floor, there is 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
- Private Balcony
- 2 Bathrooms

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.

offers in excess of

£435,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS109147](https://www.barnardmarcus.co.uk/Property/SCS109147)



Property Ref:
SCS109147 - 0006

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