



Addington Road, South Croydon CR2 8LH

Welcome to

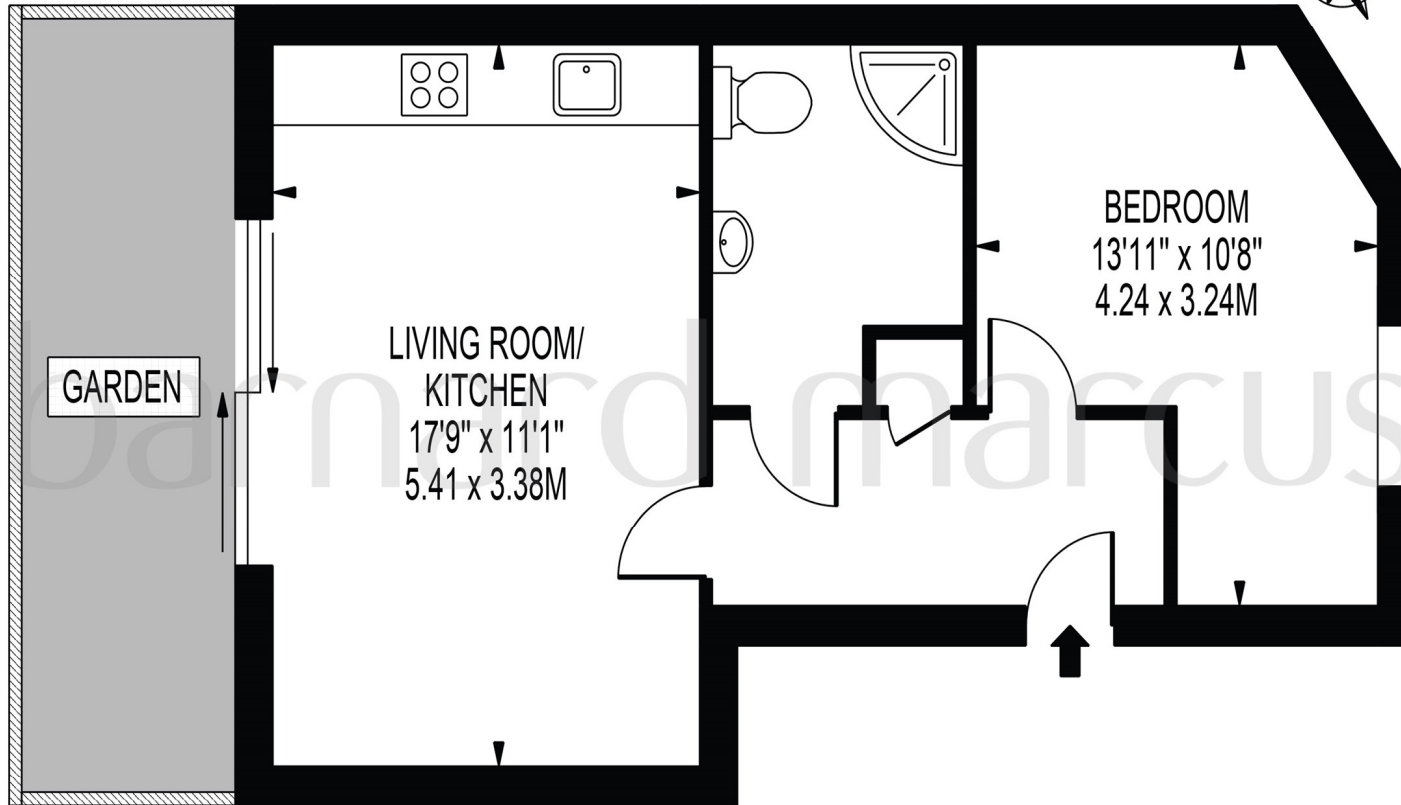
Addington Road, South Croydon

A unique and cotemporary Share of Freehold 1 bedroom ground floor modern purpose built garden apartment, located in a quiet cul-de-sac style throughfare within close proximity of shops, bars, restaurants and transport.



ADDINGTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 437 SQ FT - 40.56 SQ M



GROUND 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 flat was built circa 2020 with 6 years remaining on NHBC guarantee. A small development of just 4 flats with an entrance hallway, open plan reception/kitchen, master bedroom, bathroom and private rear garden. Right outside the property, there is 24/7 bus links to East Croydon, making it easy to get around. Being a share of freehold, there is no ground rent or service charge, and the property is presented in excellent order throughout.

Welcome to

Addington Road, South Croydon

- 1 Bedroom Ground Floor Apartment
- Share Of Freehold
- Close to Shops, Bars and Restaurants
- Private Garden
- Quiet cul-de-sac Area
- Good Public Transport Links

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jun 2021. 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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109168



Property Ref:
SCS109168 - 0006

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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