



**Waddon House Stafford Road, Croydon CR0 4FA**



**welcome to**

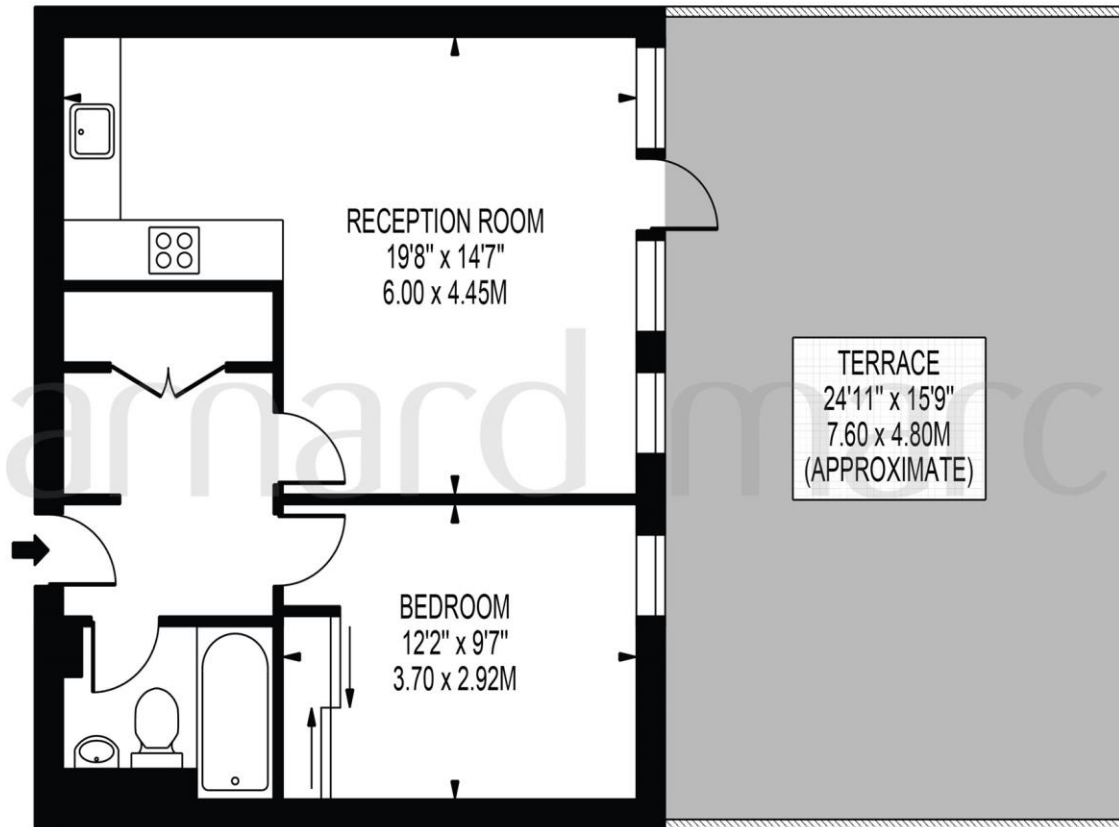
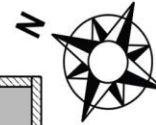
## **Waddon House Stafford Road, Croydon**

"I'm so excited" sang the Pointer sisters and when you see this ground floor modern purpose built garden apartment, you will feel the same. The property boasts contemporary styling throughout the property, and offers access to a private garden and other benefits from a fully integrated kitchen, a service concierge area catering for owners and visitors alike for comfort and security, as well as being close to the train station, bus routes and shops. The apartment also includes a hallway, reception/kitchen area, bedroom, bathroom and is offered to the open market with no upward chain.



# WADDON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 480 SQ FT - 44.58 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.

**welcome to**

## **Waddon House Stafford Road, Croydon**

- No Chain
- Ground Floor 1 Bedroom Apartment
- Private Garden
- Close to Shops
- Good Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2016. 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

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109192](https://barnardmarcus.co.uk/Property/SCS109192)



Property Ref:  
SCS109192 - 0005

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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