



**Kingswood Way, South Croydon CR2 8QP**



***Welcome to***

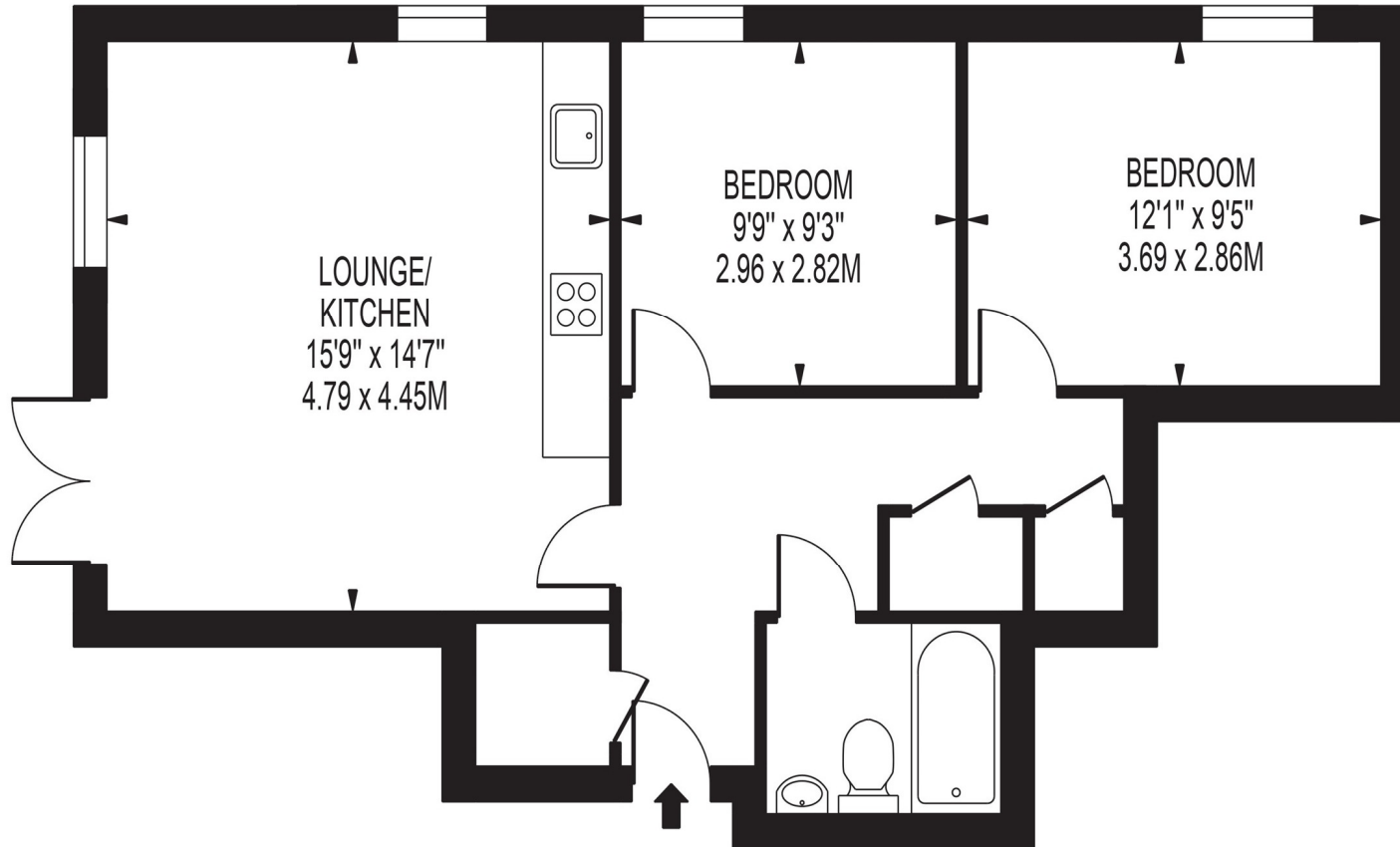
**Kingswood Way, South Croydon**

A beautiful ground floor 2 bedroom apartment located only 0.6 miles from South Croydon Railway station. Forming part of an exclusive newly build development, the property further benefits from meticulously designed living accommodation, outside space and ample storage.



## KINGSWOOD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 617 SQ FT - 57.30 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.

With a unique layout and stylish throughout, very few properties compare to those at 32 Kingswood Way.

Flat 1 is a spacious ground floor apartment which boasts a spacious entrance hallway with ample storage, two bedrooms and a stylish family bathroom. In our opinion, the heart of this apartment lies within the open plan kitchen/reception area which is fairly complimented by doors that allow access outside.

Each property includes Gas central heating, slim designer radiators and a choice of flooring to the hallway, living areas and Kitchen\*.

The fitted kitchen has been tastefully designed with Wood effect worktops and LED strip lighting fitted to the underside of wall units, Corian style sinks and handle less matt laminate kitchen units with soft close hinges. Integrated appliances include oven, microwave, Induction hob, fridge freezer and dishwasher.

The bathrooms come with ceramic tiled floor/walls, Duravit Basin and bath taps, heated Chrome towel rails and Bath with hand held shower, fixed shower head and bath screen.

**Welcome to**

## **Kingswood Way, South Croydon**

- 2 Bedrooms
- Ground Floor
- New Build Apartment
- 0.6 Miles to South Croydon Railway Station
- Prestigious Location
- Direct Access to Outside Space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£365,000**



**view this property online** [barnardmarcus.co.uk/Property/SCS109281](https://barnardmarcus.co.uk/Property/SCS109281)



Property Ref:  
SCS109281 - 0003

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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Please note the marker reflects the  
postcode not the actual property



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