



**Chancellor Gardens, South Croydon CR2 6WB**



***Welcome to***

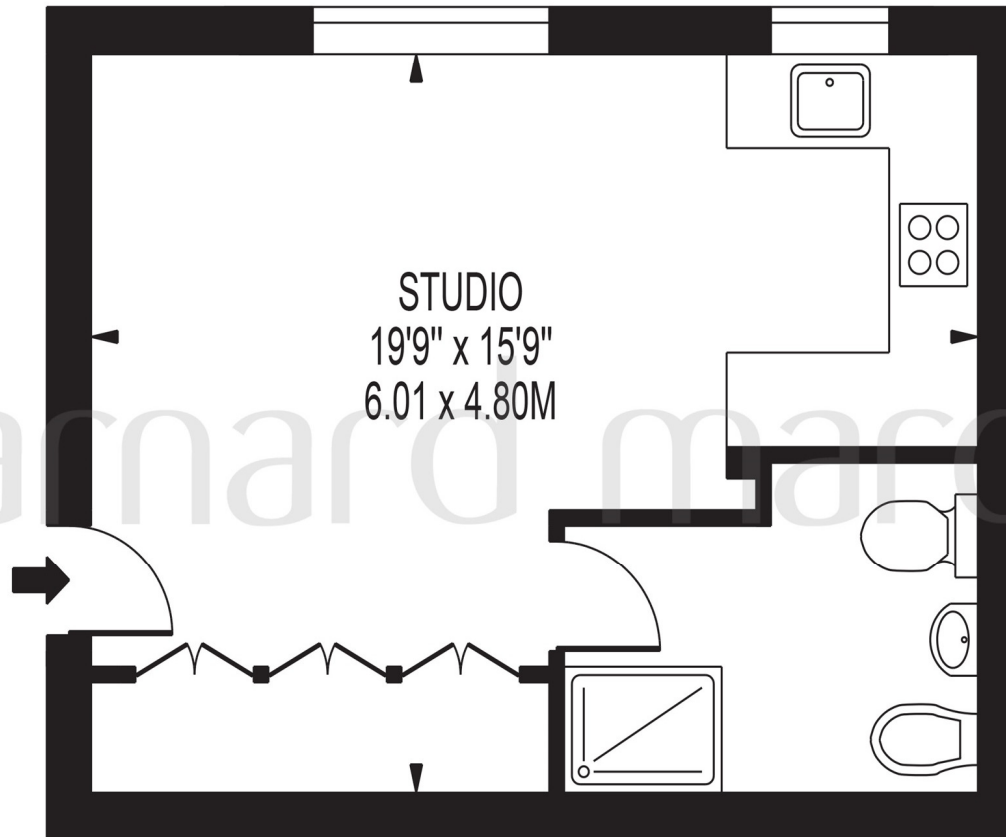
**Chancellor Gardens, South Croydon**

A rarely available purpose built studio maisonette, located in a quiet cul de sac location in Chancellor Gardens, within easy reach of bus routes and local town centres of Purley and South Croydon.



## CHANCELLOR GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 288 SQ FT - 26.80 SQ M



### FIRST 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.

Trains can be sought via a number of stations close by from Purley, Purley Oaks, Sanderstead, South Croydon and East Croydon. The property is located on the first floor with allocated parking. There is a loft with plenty of storage space, a reception/kitchen area with a space saving foldaway bed, modern contemporary bathroom, long lease, and low outgoings. The apartment has no upward chain and ready for immediate occupation.

**Welcome to**

## **Chancellor Gardens, South Croydon**

- Studio Maisonette
- No Chain
- Allocated Parking
- Close to Stations
- Long Lease
- Loft Space for Storage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£165,000**



**view this property online** [barnardmarcus.co.uk/Property/SCS109294](https://barnardmarcus.co.uk/Property/SCS109294)



Property Ref:  
SCS109294 - 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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Please note the marker reflects the postcode not the actual property



**barnard marcus**



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