



Sun House South Park Hill Road, South Croydon CR2 7DY

welcome to

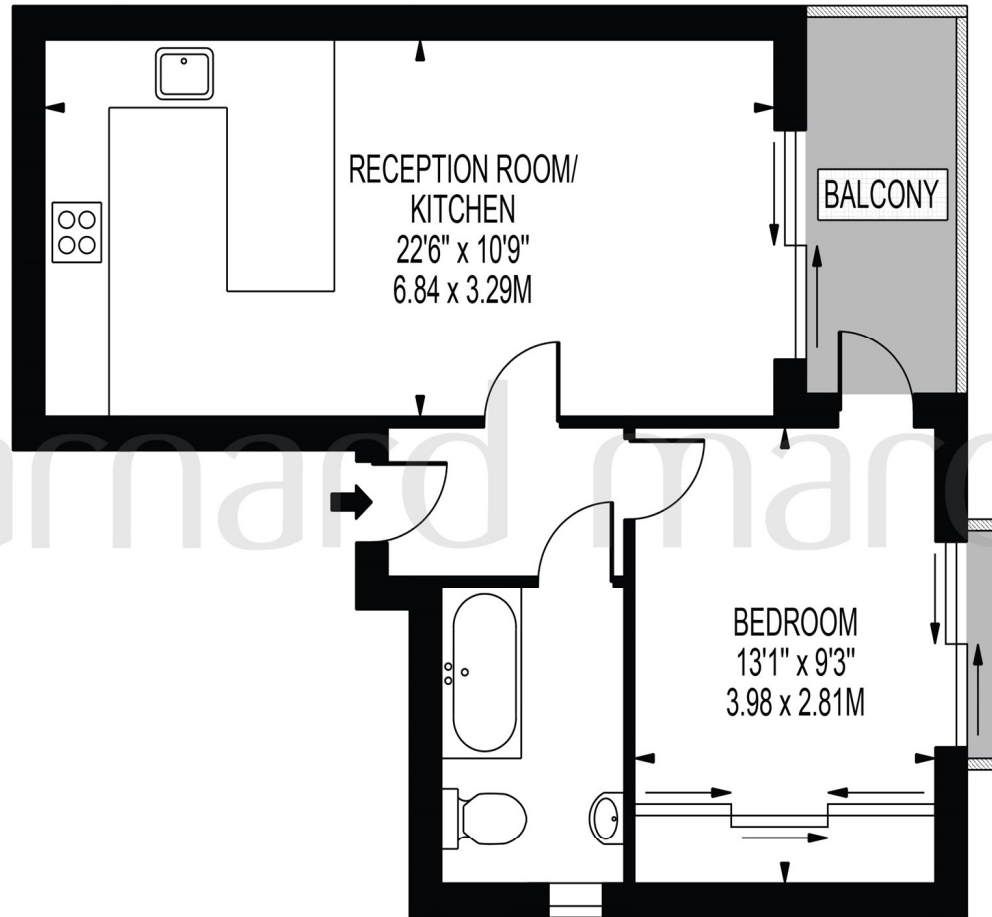
Sun House South Park Hill Road, South Croydon

Calling all investors and first-time buyers to this one-bedroom apartment (523SQFT), located just seconds away from South Croydon Station making this property a commuters dream!



SUN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 450 SQ FT - 41.85 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.

The property offers a modern open plan large lounge/diner with kitchen and access to private balcony, fantastic large double room with built in wardrobe and plenty of natural lights pours in here. Finally, there is also a modern bathroom and further benefits from a long lease (120 years) as well as being decorated to high standard throughout.

South Park Hill Road is located just a couple of minutes' walk away from South End, where you have an array of shops, restaurants and great places for coffee! There are easy links to not only the stations, but also Selsdon, Croydon Town Centre, Purley and more! A 5 min walk to South Croydon train station and 15 min walk to East Croydon train station.

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- Long lease (120 years)
- Private balcony
- Built in wardrobe.
- 5 min walk to South Croydon train station.
- 15 min walk to East Croydon train station.

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Nov 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109415



Property Ref:
SCS109415 - 0007

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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