



**Brighton Road, South Croydon CR2 6AF**



**welcome to**

**Brighton Road, South Croydon**

The perfect top floor (2nd) modern purpose built 2 bedroom apartment built in 2018 by renowned local builders to high specifications including integrated kitchen, contemporary bathroom, large reception and tastefully decorated with lovely views over East and West of South Croydon.

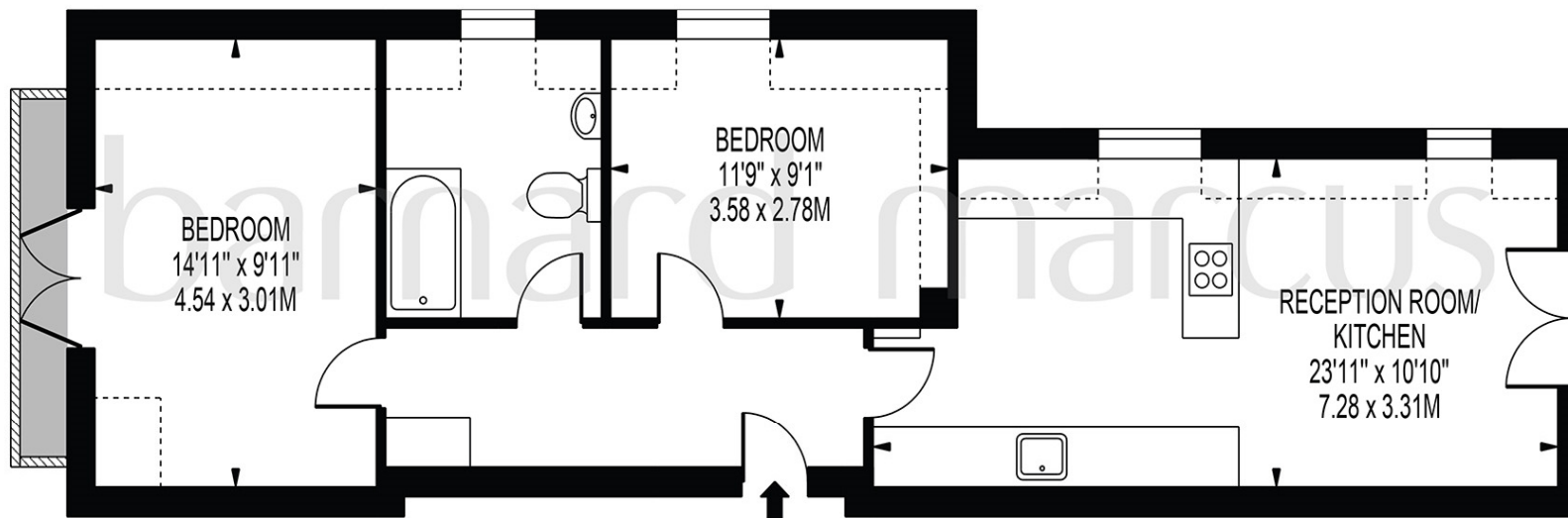


## BRIGHTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 660 SQ FT - 61.34 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 75 SQ FT - 7.01 SQ M



SECOND 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.

Benefiting from a large, beautifully decorated open plan kitchen/reception room, spacious entrance hall, large modern bathroom and 2 good sized double bedrooms. The stylish master bedroom also benefits from beautiful French doors leading to small outside space. This splendid apartment offers plenty of light, space and storage making it the perfect 2 bed property.

This property is ideally located on the ever-popular Brighton Road with shops, bars and restaurants with easy distance and minutes from Sanderstead & Purley Oaks station. There are many bus routes close by and comes with 247-year lease unexpired and offered to the open market with no upward chain.

welcome to

## Brighton Road, South Croydon

- 2 Bedroom Flat
- High Decorative Order Throughout
- Plenty Of Light & Storage
- Located On The Ever Popular Brighton Road
- Close To Many Brilliant Transport Links In & Out Of London

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1650.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 242 years from 01 May 2025.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £315,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109557](https://barnardmarcus.co.uk/Property/SCS109557)



Property Ref:  
SCS109557 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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