



The Beeches St. Augustines Avenue, South Croydon CR2 6JL

welcome to

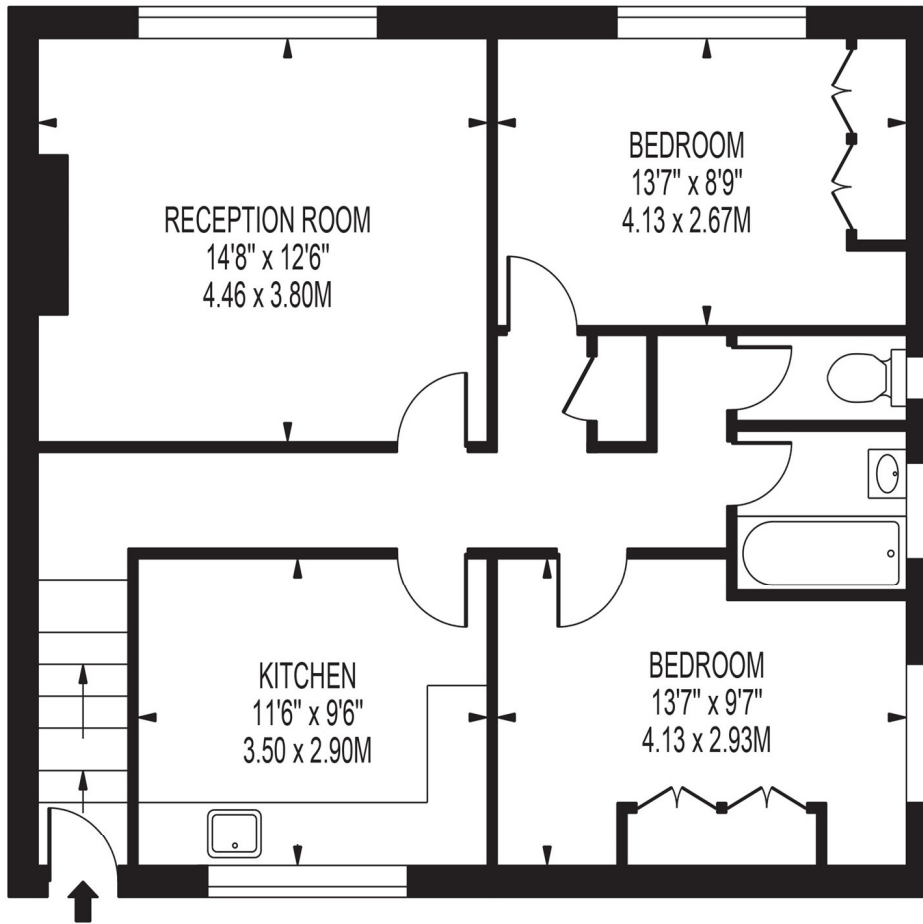
The Beeches St. Augustines Avenue, South Croydon

A two-bedroom first floor maisonette with garage en-bloc and communal gardens located on sought after St Augustines Avenue.



THE BEECHES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 732 SQ FT - 67.96 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.

A two-bedroom first floor maisonette with garage en-bloc and communal gardens located on sought after St Augustines Avenue. The accommodation comprises of two double bedrooms, lounge/dining room, separate kitchen, bathroom with separate wc. There is good access to an array of local shops and restaurants in South Croydon and also in Purley High Street including Costa coffee, Sainsburys express and 24-hour Tesco. The local transport links are also good with many bus routes and various train stations nearby including Purley Oaks, Sanderstead and South Croydon providing fantastic links into Victoria, London Bridge, Gatwick, and surrounding areas which makes this property ideal for commuters and families. There are some great schools nearby including Cumnor House and Whitgift, and for those who enjoy the outdoors there are many green spaces including Lloyd Park, Croham Hurst and South Croydon recreation ground along with various golf courses like Croham Hurst, Woodcote and Purley Downs.

welcome to

The Beeches St. Augustines Avenue, South Croydon

- Two-bedroom maisonette
- First floor
- Garage en bloc
- Communal gardens
- Sought after residential road.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 135.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109622



Property Ref:
SCS109622 - 0004

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.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk