



Dell House Biddulph Road, SOUTH CROYDON CR2 6QB

welcome to

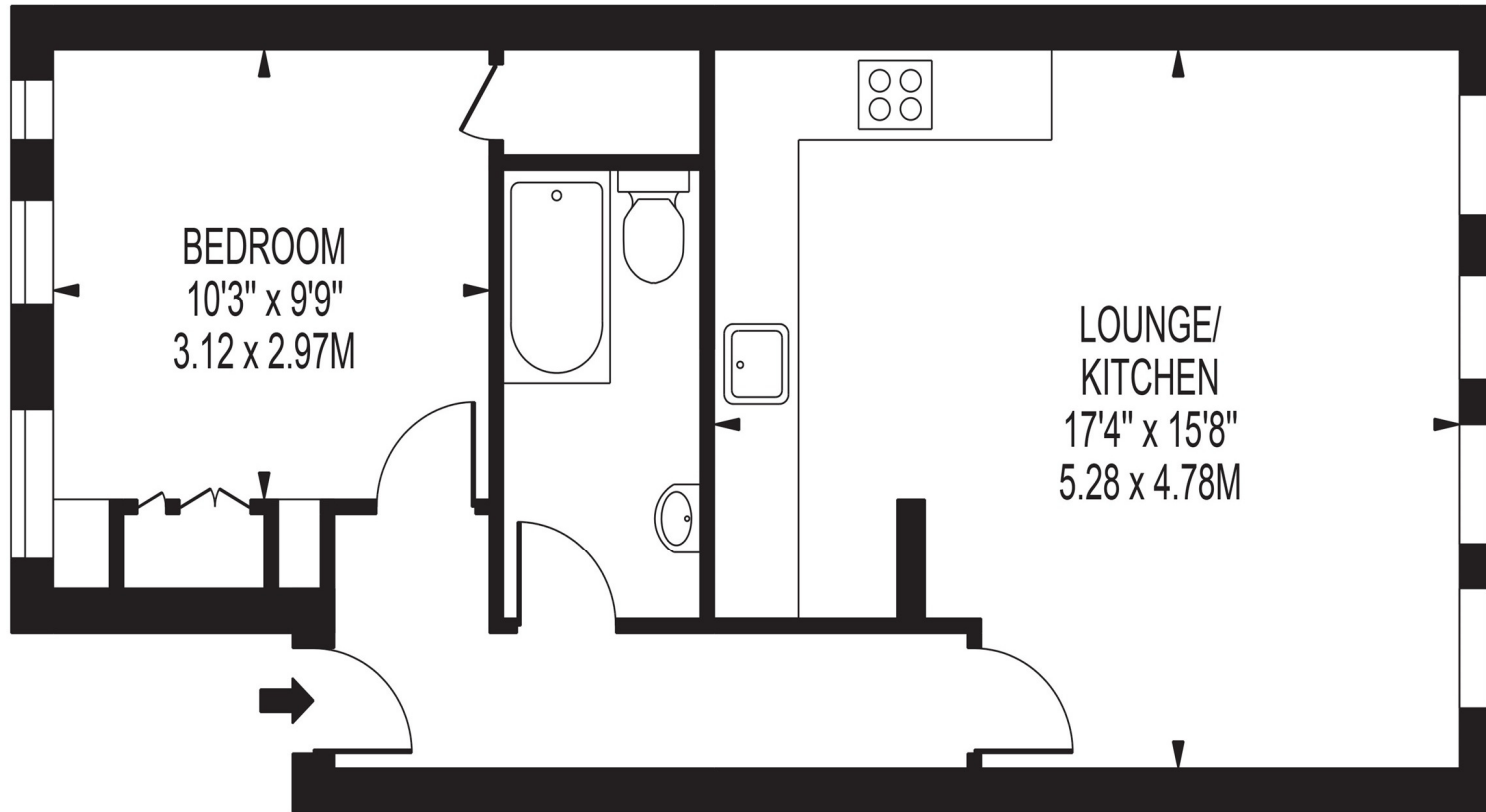
Dell House Biddulph Road, SOUTH CROYDON

A one bedroom first floor purpose built flat, located in a popular residential road.



DELL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 491 SQ FT - 45.60 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.

A one bedroom first floor purpose built flat, located in a popular residential road, this lovely flat is modern and well-presented throughout and comprises of open plan lounge/dining room, double bedroom, and bathroom, whilst externally this property has an allocated parking space.

The property is located nearby to local amenities, including various shops on Brighton Road, whilst Purley High Street has a 24-hour Tesco, Sainsburys express, Costa and various restaurants. There are also great transport links with Purley Oaks and Sanderstead train stations within walking distance, providing fantastic links into Victoria, London Bridge, and surrounding areas, which makes this property ideal for commuters. For those who enjoy the outdoors, there are many green spaces including Lloyd Park, Croham Hurst and Selsdon Wood, along with various golf courses like Croham Hurst, Addington Palace and Farleigh, as well as a number of bus routes.

welcome to

Dell House Biddulph Road, SOUTH CROYDON

- One Bedroom First Floor Flat
- Purpose Built
- Allocated Parking Space
- Well-Presented Throughout
- Share Of Freehold

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1597.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109587



Property Ref:
SCS109587 - 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.

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