



Spencer Road, South Croydon CR2 7EH

welcome to

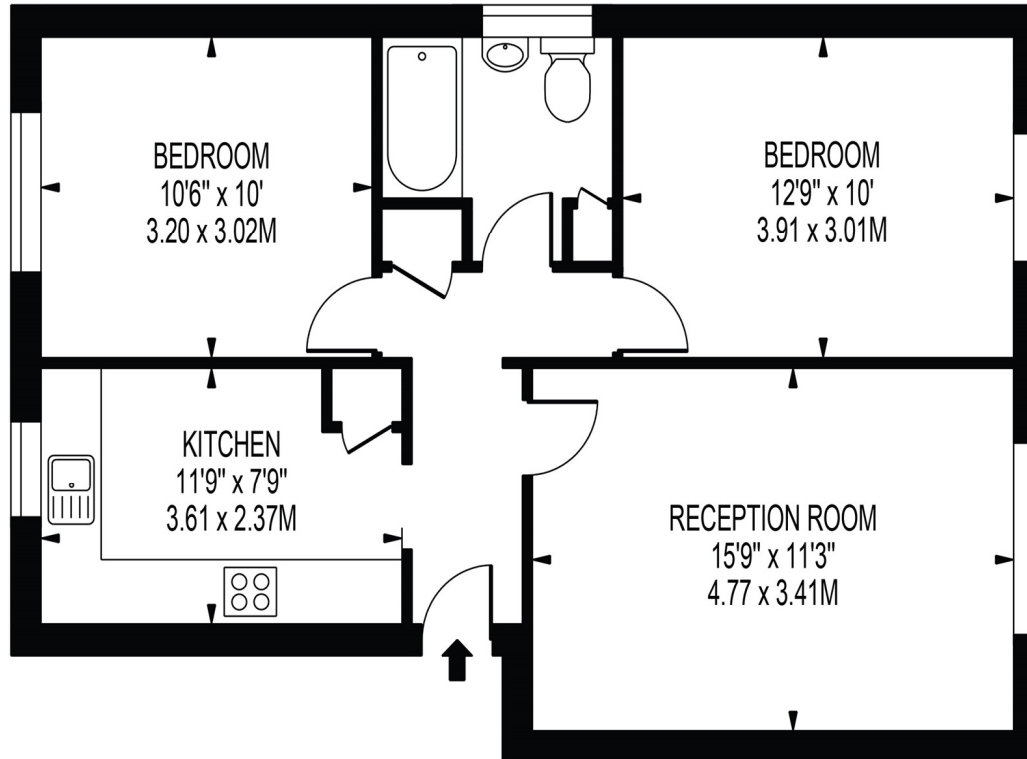
Spencer Road, South Croydon

A spacious two-bedroom ground floor flat on sought after Spencer Road, the accommodation is well laid out and comprises of two double bedrooms, lounge/dining room, separate kitchen, and family bathroom. Externally there are communal gardens, garage en-bloc and there is some off-street parking available



SPENCER ROAD, SOUTH CROYDON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 626 SQ FT - 58.15 SQ M



GROUND 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.

Spencer Road is located within walking distance from the restaurant quarter in South End which boasts an array of shops including Tesco express, many restaurants and great places for a coffee! There is easy access to Selsdon High Street which has Sainsburys and Lidl, Purley with 24-hour Tesco and Waitrose in Sanderstead! South Croydon train station is within walking distance and East Croydon train station is a short bus ride away providing fantastic links into Victoria, London Bridge, Gatwick, and surrounding areas which makes this property ideal for commuters/first time buyers or buy to let investors. For those who enjoy the outdoors there are many green spaces including Lloyd Park, Addington Hills, Croham Hurst and Coombe Wood Gardens along with various golf courses like Croham Hurst and Purley Downs.

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Spencer Road, South Croydon

- South Croydon train station nearby
- Purpose built block.
- Ground floor
- Garage en bloc and parking available
- Communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 600.00

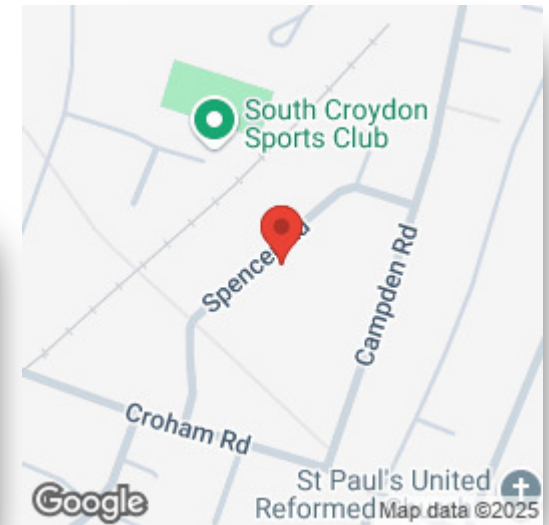
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Dec 1986.

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

Price

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109564



Property Ref:

SCS109564 - 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.

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