



barnard-marcus

Brighton Road, South Croydon CR2 6AP



welcome to

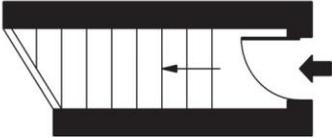
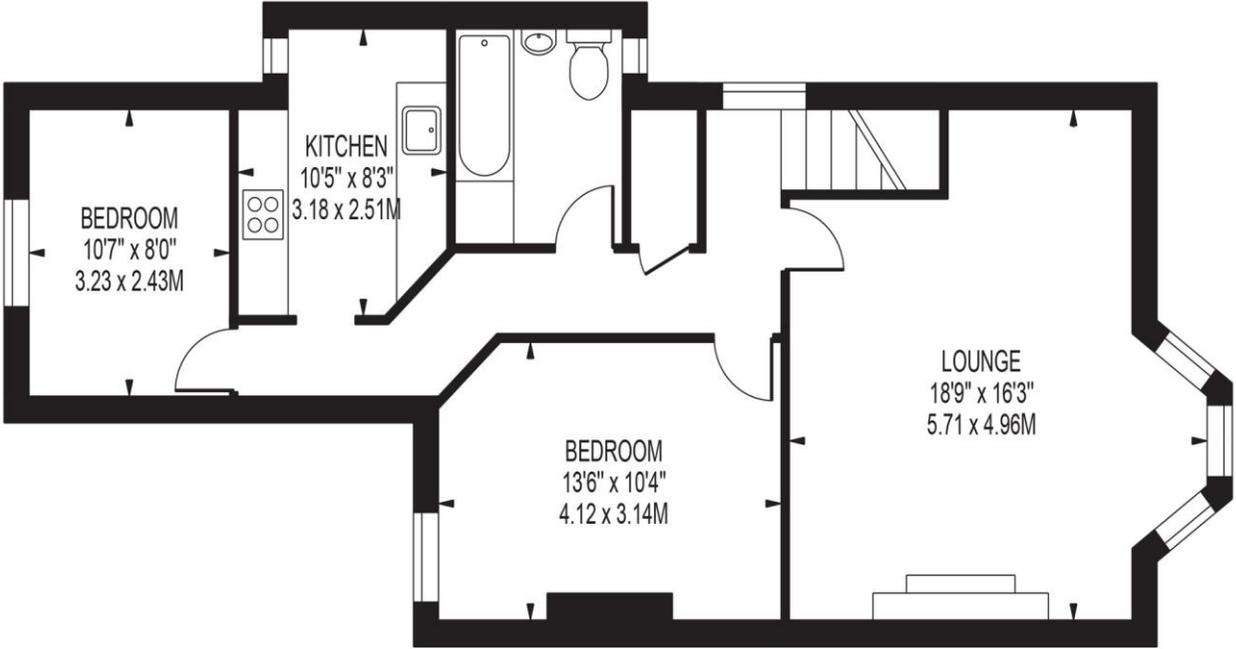
Brighton Road, South Croydon

A first floor two double bedroom conversion maisonette which runs from front to back with light and airy space. A first floor two double bedroom conversion maisonette which runs from front to back with light and airy space , loft access, front reception room, kitchen and bathroom, gas central heating, double glazing, shared garden to rear with and parking space to rear. Located within easy distance of bus routes, train stations and plethora of shops, bars and restaurants as well as great schools in abundance, share of freehold and offered to the open market with no upward chain



BRIGHTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 763 SQ FT - 70.88 SQ M



GROUND FLOOR ENTRANCE

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.

welcome to

Brighton Road, South Croydon

- Two Double Bedroom
- Parking Space
- No Upward Chain
- Close to Shops, Bars and Restaurants
- Close to Great Schools

Tenure: Leasehold EPC Rating: C

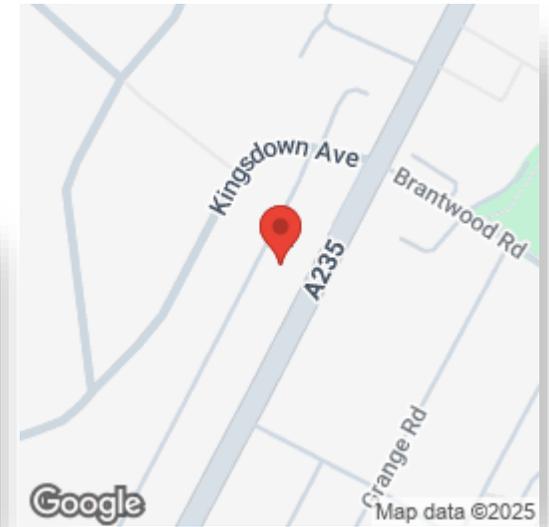
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1978. 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

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109568



Property Ref:
SCS109568 - 0006

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



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