



Edridge Road, Croydon CR0 1GA

welcome to

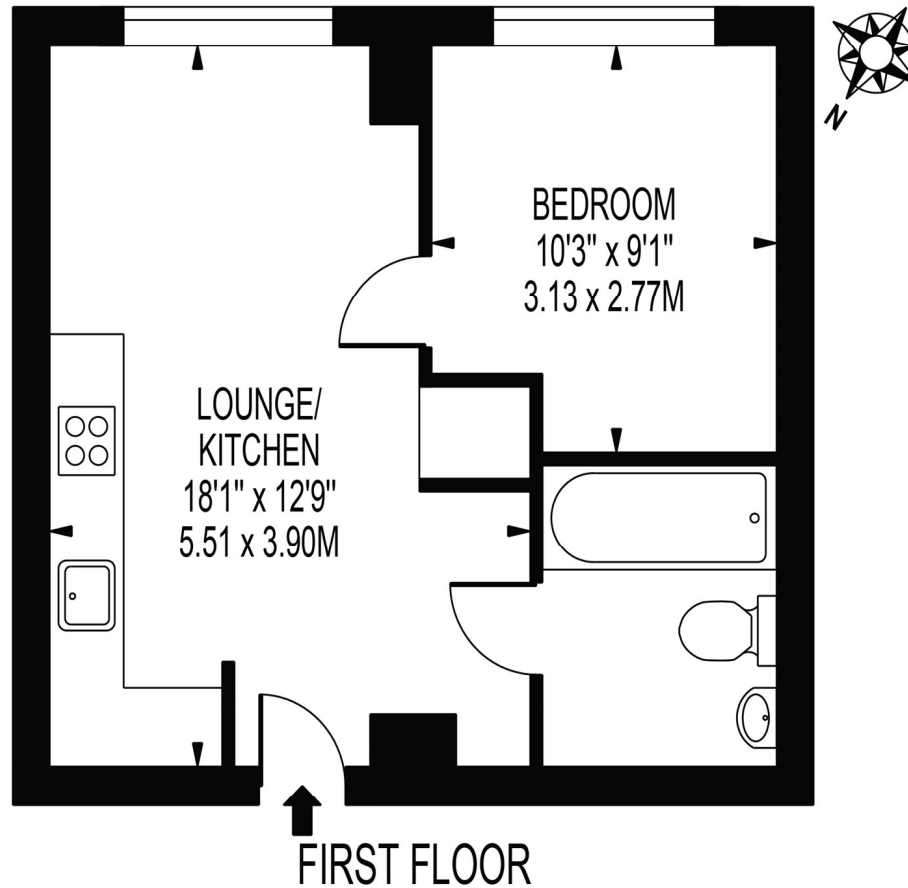
Edridge Road, Croydon

Presenting an exceptional opportunity to acquire this beautifully arranged first-floor apartment, ideally located on Edridge Road.



EDRIDGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 349 SQ FT - 32.45 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.

Edridge road is designed with modern living in mind, this property offers a seamless blend of style, practicality, and comfort.

The heart of the home is the spacious open-plan lounge and kitchen (18'1" x 12'9" / 5.51m x 3.90m), perfect for both everyday living and entertaining. The room is bathed in natural light, creating a warm and inviting atmosphere, while the well-appointed kitchen area has been designed for convenience and functionality.

The property also boasts a generously sized double bedroom (10'3" x 9'1" / 3.13m x 2.77m), providing a peaceful retreat with ample space for wardrobes and storage. Adjacent is a contemporary bathroom, fitted with a full suite including bath and shower, designed to a high standard.

With an approximate gross internal floor area of 349 sq. ft (32.45 sq. m), this apartment makes an ideal purchase for first-time buyers, investors, or those seeking looking to downsize.

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- Modern first-floor one-bedroom apartment
- Spacious open-plan lounge/kitchen
- Stylish bathroom with full suite
- Bright and well-proportioned layout
- Prime location with excellent transport links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2093.20

Ground Rent: 225.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018.

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

£180,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109759



Property Ref:
SCS109759 - 0005

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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