



Kingswood Way, South Croydon CR2 8QP

welcome to

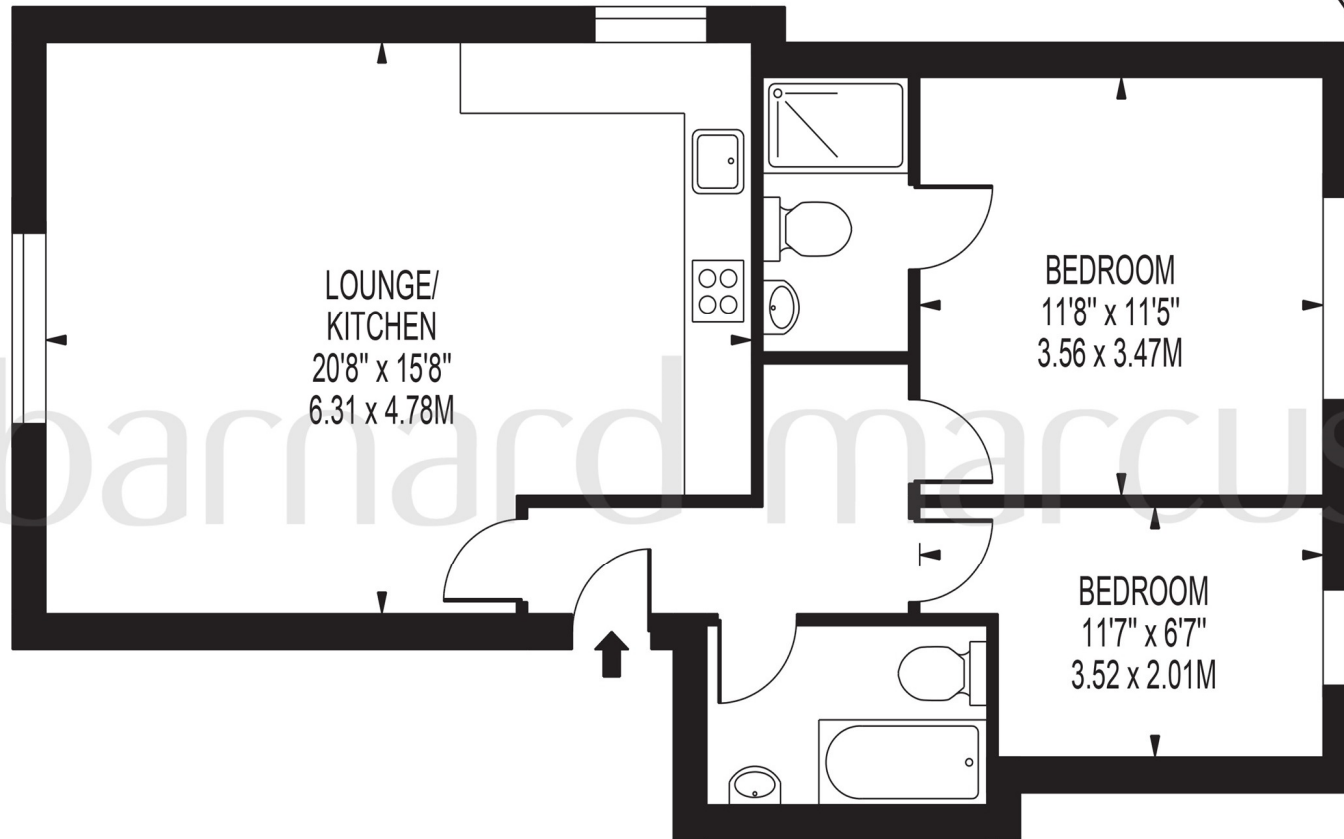
Kingswood Way, South Croydon

A beautifully designed first-floor two-bedroom apartment forming part of an exclusive new development in one of South Croydon's most desirable residential pockets.



KINGSWOOD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 654 SQ FT - 60.79 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.
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This property features a generous entrance hall with ample storage up in the loft, leading into a stunning open-plan kitchen /reception room with enough space for dining, relaxing and entertaining. The contemporary kitchen is finished to a high specification with sleek units, integrated appliances, and clean lines throughout. You are the only flat on the first floor giving you an exclusive and private feel to the flat. You also have access your own outside area, perfect for morning coffee, fresh air or low-maintenance outdoor living.

There are two bedrooms, including a spacious principal bedroom offers a high spec en-suite bathroom, second bedroom along with a modern family bathroom finished with premium fittings. With 654 sq ft of intelligently planned space, the layout feels bright, practical, and easy to live with ideal for first-time buyers or those seeking a strong long-term investment.

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- **Last two flats remaining**
- 2 Bedroom
- Garden
- Allocated Parking
- Long Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109769



Property Ref:
SCS109769 - 0003

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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