



barnard marcus

**Moreton Road, South Croydon CR2 7DL**



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**welcome to**  
**Moreton Road, South Croydon**

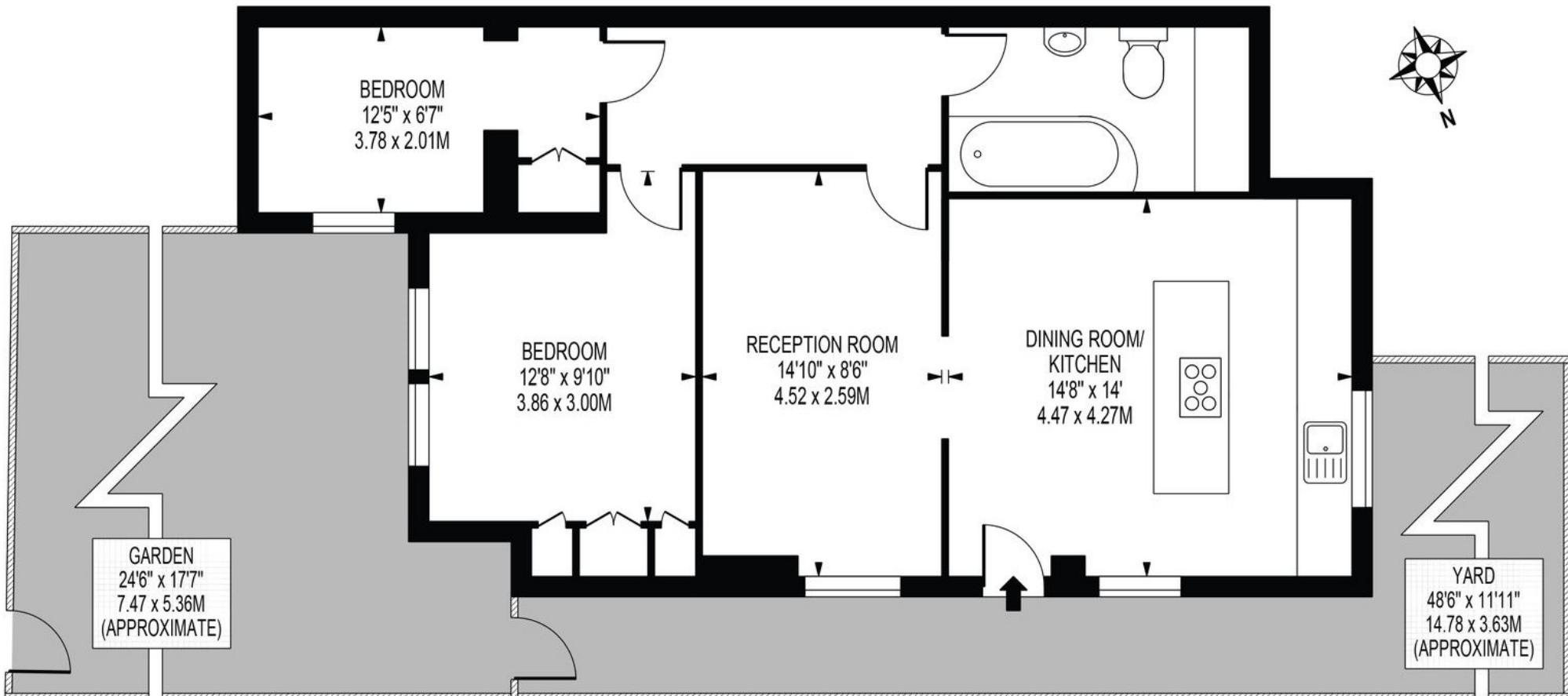
Located on a quiet, leafy road in South Croydon, this stylish one-bedroom apartment offers modern living with a share of freehold, long lease, and a private section of garden. The spacious layout includes a bright open-plan kitchen/dining area, separate reception room, and well-proportioned bedrooms, all finished to a high standard.

Just moments from South Croydon Station, the property provides excellent links to East Croydon, London, and Gatwick. The vibrant South End Restaurant Quarter is nearby, offering a fantastic selection of bars, restaurants, and amenities. A perfect blend of comfort, convenience, and character in a sought-after location.



# MORETON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 686 SQ FT - 63.73 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.

welcome to

## Moreton Road, South Croydon

- Share of freehold
- Close to stations
- Two-bedroom
- Private section of garden
- Front garden
- Long lease
- Ground floor
- Chain Free

Tenure: Leasehold EPC Rating: D

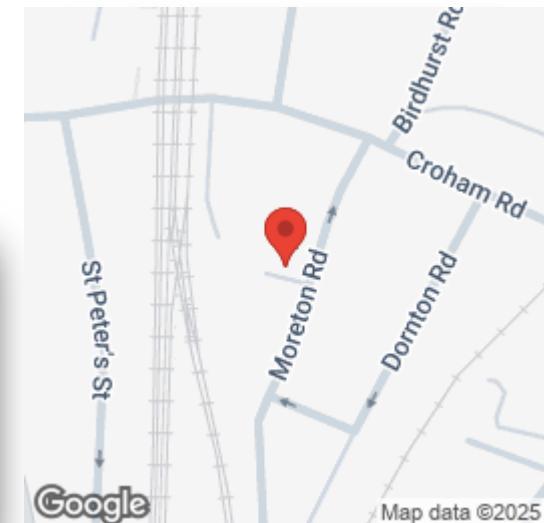
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Jun 1986. 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

**£325,000**



**view this property online** [barnardmarcus.co.uk/Property/SCS109166](http://barnardmarcus.co.uk/Property/SCS109166)

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.



Property Ref:  
SCS109166 - 0005

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**020 8681 6744**



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,  
CR2 6PY



**barnardmarcus.co.uk**