



Chatsworth Road, Croydon CR0 1HF

welcome to

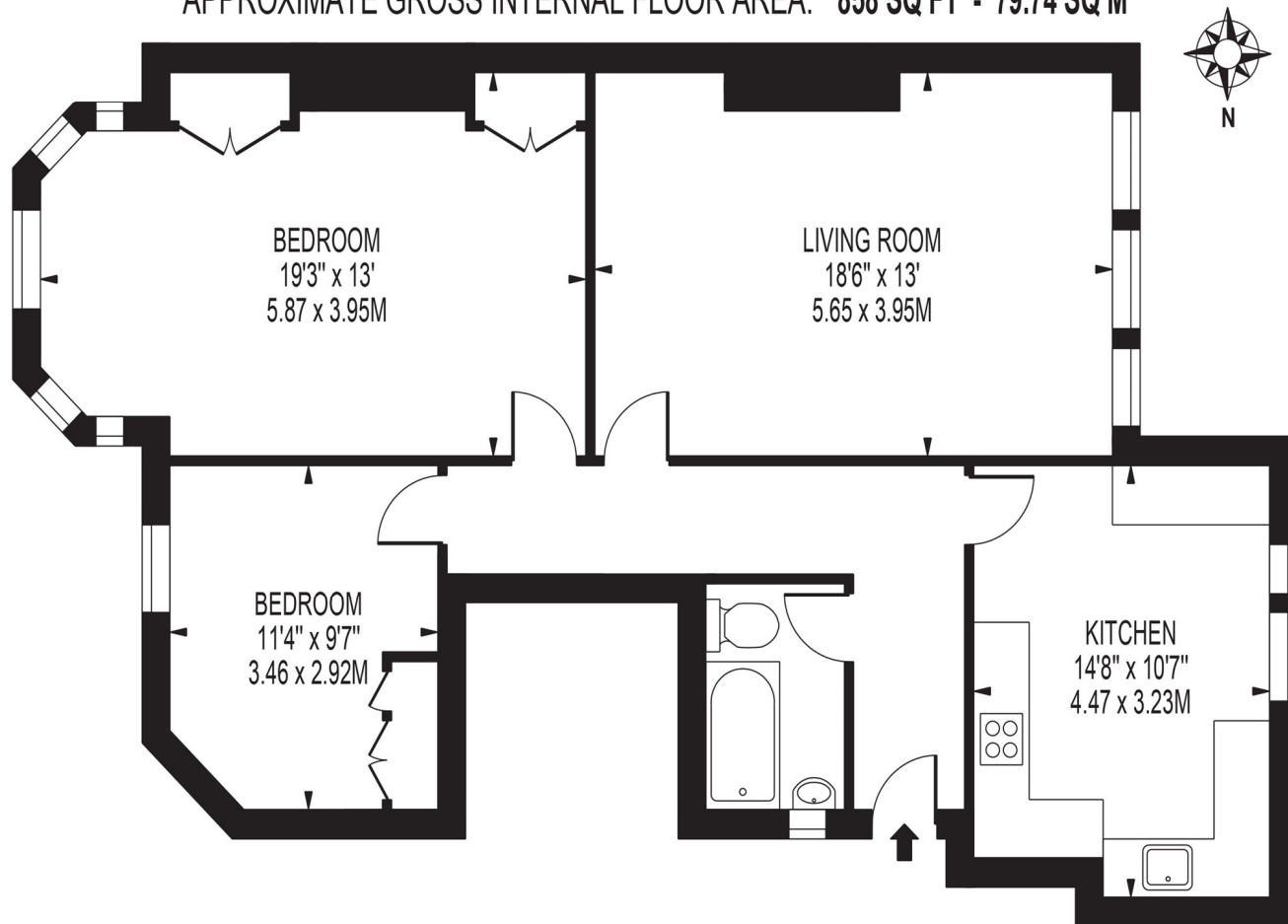
Chatsworth Road, Croydon

Beautiful 2 double bedroom garden maisonette with private patio, high ceilings, parking bay and share of freehold, moments from East Croydon Station.



CHATSWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 858 SQ FT - 79.74 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.

A charming two double bedroom ground-floor garden maisonette set within the highly regarded Chatsworth Conservation area, just a short walk from East Croydon Station. Offering generous rooms, a private patio, high ceilings and a share of freehold, this home blends period character with everyday convenience.

The property forms part of an attractive turn-of-the-century building housing only three apartments, each with their own parking bay. A private front door leads into a spacious hallway and through to a bright reception room with high ceilings and large sash windows. The separate kitchen/breakfast room overlooks the garden and provides good storage and worktop space.

There are two double bedrooms, along with a modern family bathroom. The private patio area to the rear offers space for outdoor seating and leads directly to the communal garden, ideal for relaxing or entertaining.

Situated close to excellent transport links, bus routes and the shops, cafés and restaurants of central Croydon, this home is offered to the market with no ground rent or service charges (paid as and when) and no onward chain.

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- Ground Floor Garden Maisonette
- Two Double Bedrooms
- Share of Freehold
- Private Patio + Communal Garden
- High Ceilings

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 150 years from 29 Feb 2012.

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

Price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109830



Property Ref:

SCS109830 - 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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