



Edridge Road, Croydon CR0 1GA

welcome to

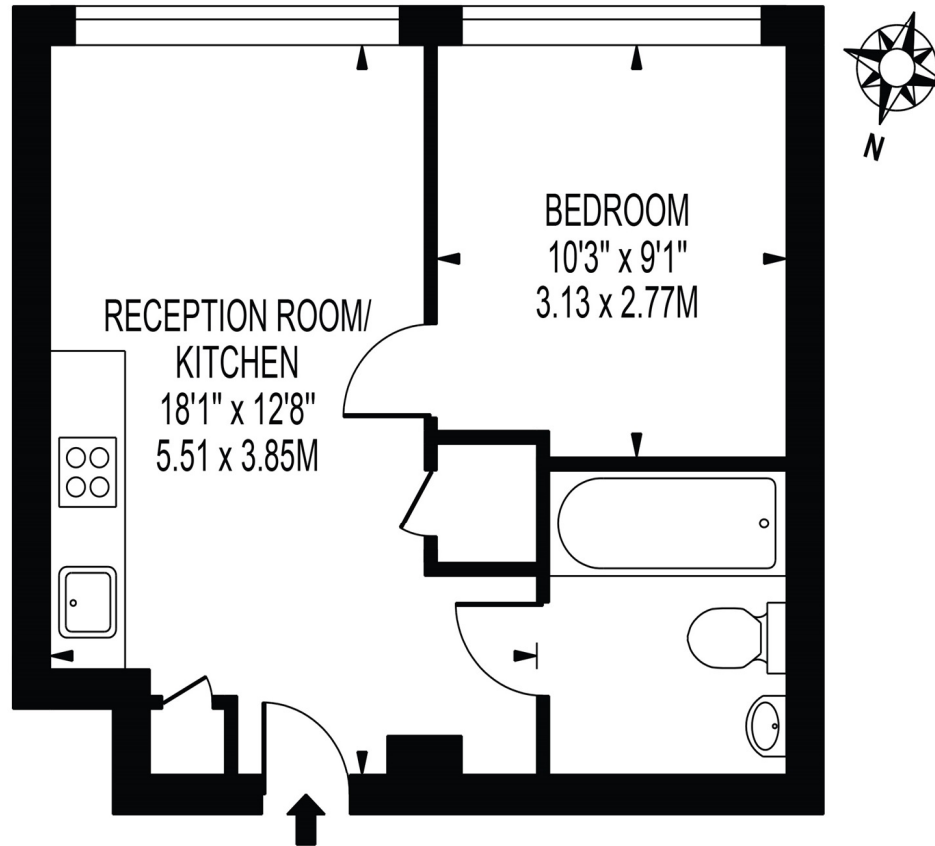
Edridge Road, Croydon

Bright first floor 1-bed flat on Edridge Road with spacious open-plan reception/kitchen, modern bathroom and double bedroom. Ideal for first-time buyers or investors. Approx. 342 sq ft.



EDRIDGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 342 SQ FT - 31.81 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.
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Located on Edridge Road, this well-presented first floor one-bedroom flat offers bright and modern accommodation, ideal for first-time buyers, investors, or those looking to downsize.

The property comprises of, A spacious reception room with open-plan kitchen (18'1" x 12'8" / 5.51m x 3.85m), perfect for entertaining or relaxing. A double bedroom (10'3" x 9'1" / 3.13m x 2.77m) with good proportions. A modern bathroom with full suite.

With a total internal floor area of approximately 342 sq ft (31.81 sq m), the flat offers a practical layout and a welcoming feel.

Edridge Road would make a superb home for a professional or a great investment opportunity

welcome to

Edridge Road, Croydon

- Modern first-floor one-bedroom apartment
- Open-plan Living
- Prime location with excellent transport links
- Stylish bathroom with full suite
- Spacious open-plan lounge/kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2300.00

Ground Rent: 225.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021.

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

£225,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109719



Property Ref:
SCS109719 - 0002

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