



Wingate Crescent, Croydon CR0 3AP

welcome to
Wingate Crescent, Croydon

Offered to the market with NO ONWARD CHAIN is this one double bedroom second floor flat situated in a convenient location for tram links and bus routes with direct links to both Mitcham Junction and East Croydon train stations.

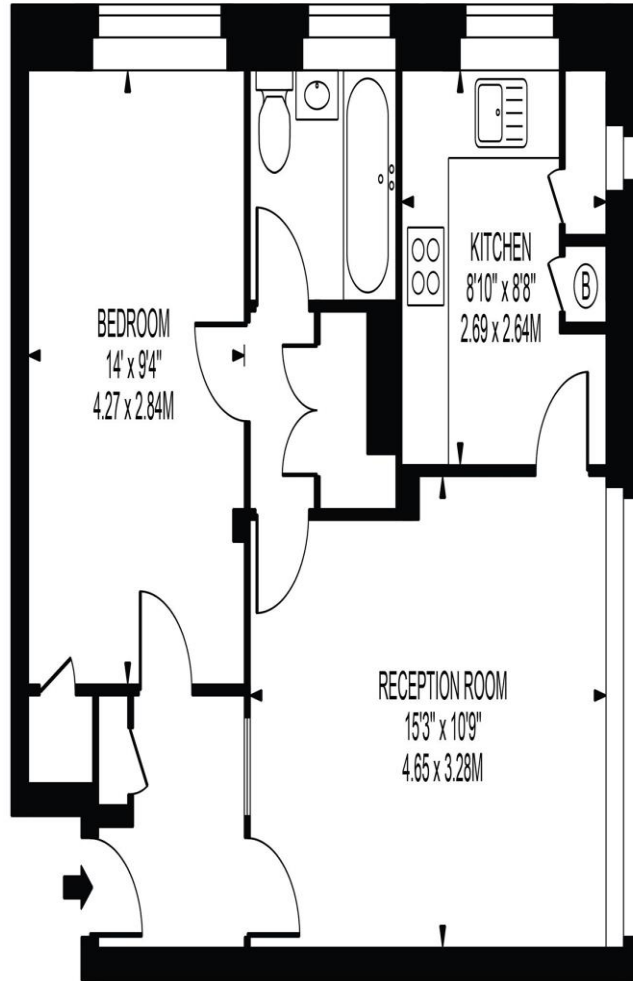
The Purley Way is also within easy reach offering a wide range of shopping outlets, amenities and leisure facilities and Mitcham Common is just a short walk from the property providing access to open spaces.

The accommodation is presented in good condition throughout comprising; Entrance hall, 15'2 reception room, kitchen, 14'0 double bedroom with built in cupboard space and a white bathroom suite.



WINGATE CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 503 SQ FT - 46.73 SQ M



THIRD 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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- Purpose built
- One-bedroom
- Low charges
- No chain
- Great first time buy

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Mar 2016.

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

£200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH112364



Property Ref:
THH112364 - 0004

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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