



barnard marcus

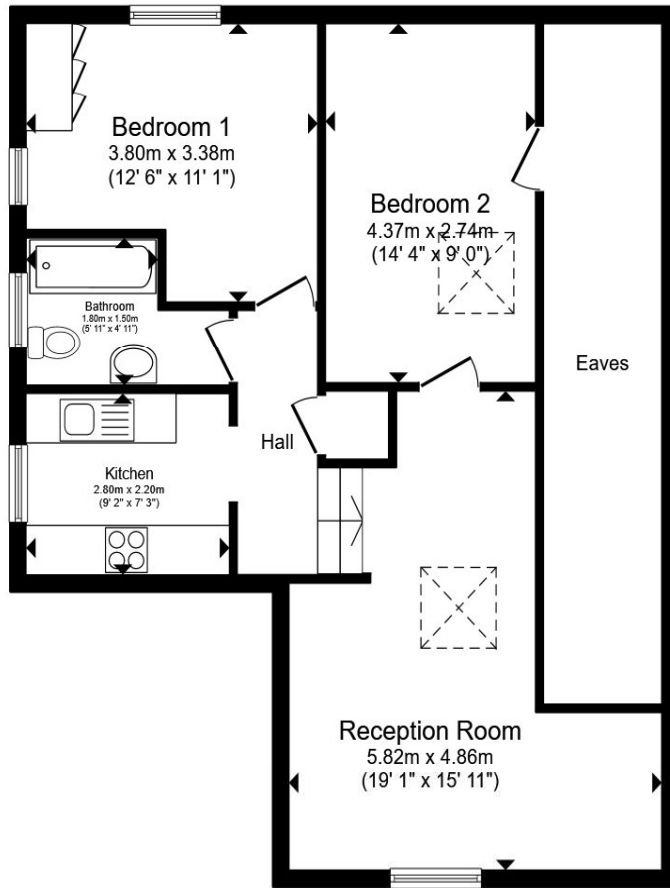
Moreton Road, South Croydon CR2 7DN

welcome to

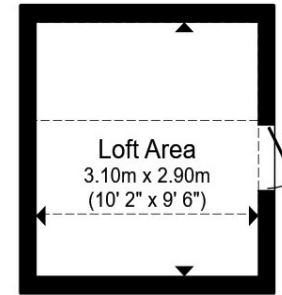
Moreton Road, South Croydon

Situated on the upper floor of an attractive period conversion, this well-presented two-bedroom flat offers bright and spacious accommodation extending to approximately 745 sq. ft. Ideal for first-time buyers, professionals or investors alike, the property further benefits from an allocated parking.





Second Floor



Loft



Total floor area 69.2 m² (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The accommodation comprises a generous reception room measuring over 19 ft in length, providing ample space for both relaxing and dining. The room is filled with natural light and enjoys a pleasant outlook, creating a welcoming living environment. The separate fitted kitchen is well-equipped with a range of wall and base units, offering practical workspace and storage.

There are two well-proportioned bedrooms, including a spacious principal bedroom and a comfortable second bedroom which could also serve as a home office or guest room. The modern family bathroom is fitted with a white suite and completes the internal accommodation.

A particular feature of the property is the accessible loft area, providing valuable additional storage space. The property is offered in good decorative order throughout and benefits from allocated off-street parking, a highly desirable feature in this central location.

welcome to

Moreton Road, South Croydon

- Upper floor period conversion flat
- Two bedrooms
- Separate fitted kitchen
- Modern bathroom
- Useful loft storage area

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1996. 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

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108641



Property Ref:
SCS108641 - 0007

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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