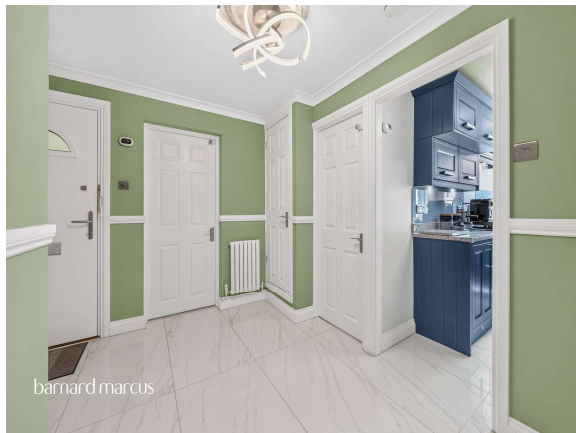


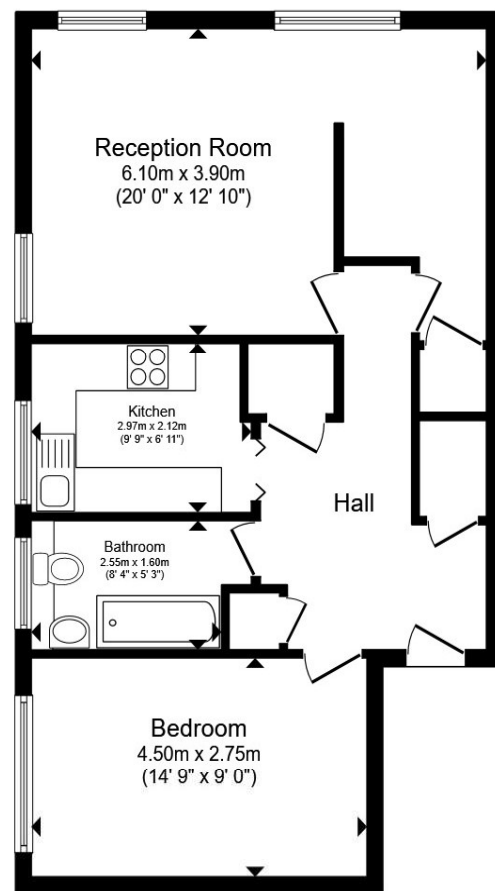


Violet Lane, Croydon CR0 4HX

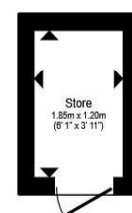
welcome to
Violet Lane, Croydon

Situated on the upper floor of a well-maintained purpose-built development, this spacious one-bedroom apartment offers approximately 669 sq. ft. of bright and well-proportioned accommodation, making it an ideal first-time purchase or investment opportunity.





Second Floor



Outbuilding



Total floor area 62.1 m² (669 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



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The property features a generous reception room measuring over 20ft in length, providing ample space for both living and dining areas. Large windows allow for an abundance of natural light, creating a bright and welcoming atmosphere throughout. The separate fitted kitchen is well-appointed with a range of storage units and worktop space, making it both practical and stylish. The double bedroom is a particularly impressive size, offering built-in storage and plenty of room for additional furnishings. A modern family bathroom, finished with contemporary tiling and fittings, completes the internal accommodation. Further benefits include ample storage throughout the flat, an external storage unit, and permit parking for residents. Violet Lane enjoys a convenient location within easy reach of Croydon's extensive shopping, leisure and dining facilities. Excellent transport links are available nearby, with East Croydon, West Croydon and Waddon stations providing regular services into Central London, Gatwick Airport and surrounding areas. A selection of well-regarded schools can be found locally, while residents can also enjoy nearby green open spaces including Wandle Park, Park Hill Park and Lloyd Parkland a short walk to Duppas Park. these parks offer pleasant walks, leisure facilities and outdoor recreation. This attractive apartment combines generous living space, excellent connectivity and a convenient location, making it a superb choice for a wide range of buyers.

welcome to

Violet Lane, Croydon

- Spacious one-bedroom upper floor apartment.
- Separate fitted kitchen with integrated dishwasher, washing machine and tumble drier.
- Modern bathroom.
- Permit parking.
- convenient access to Croydon town centre.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 925.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 215 years from 17 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£225,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110223



Property Ref:
SCS110223 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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