



barnard marcus

**Bensham Lane, Croydon CR0 2RU**



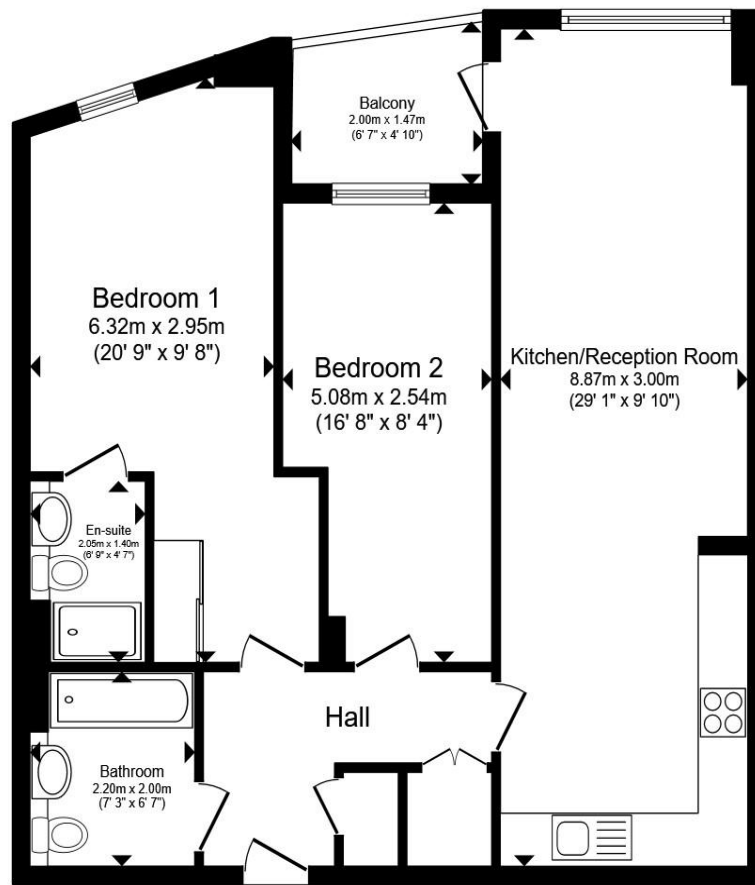
**welcome to**

## **Bensham Lane, Croydon**

Situated on the sixth floor of a modern purpose-built development, this spacious two-bedroom apartment offers bright, contemporary living with far-reaching views across Croydon. The property features an impressive open-plan kitchen/reception room, designed with modern cabinetry, integrated appliances and generous dining and living space, making it perfect for both everyday comfort and entertaining. Large windows flood the room with natural light, while the private balcony—accessed from the hallway—provides an ideal spot to unwind and take in the skyline. Both bedrooms are well-proportioned, with the main bedroom further benefiting from a sleek en-suite shower room. The second bedroom also offers excellent versatility for guests, children, or home working. A stylish family bathroom, wide entrance hall and ample built-in storage complete the internal layout, with the entire apartment offering a well-thought-out flow and modern finish throughout. The property also benefits from lift access, secure entry and private and secure designated parking.



Located moments from the heart of Croydon, the apartment enjoys excellent transport connections with West Croydon, East Croydon and local tram links all within easy reach, providing fast routes into Central London, Gatwick and surrounding areas. A wide range of shops, restaurants, leisure facilities and everyday amenities are nearby, along with green spaces and parks for outdoor enjoyment. This home offers a superb blend of convenience, comfort and contemporary living—ideal for first-time buyers, upsizers or investors alike.



## 6th Floor



Total floor area 74.6 m<sup>2</sup> (803 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](http://www.propertybox.io)

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## Bensham Lane, Croydon

- Modern purpose-built development
- Sixth-floor apartment
- Two generous bedrooms
- Private balcony
- Prime location for transport links, shops, restaurants and local amenities
- Private and secure designated parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1322.40

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH113412](https://www.barnardmarcus.co.uk/Property/THH113412)



Property Ref:  
THH113412 - 0003

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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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