



barnard marcus

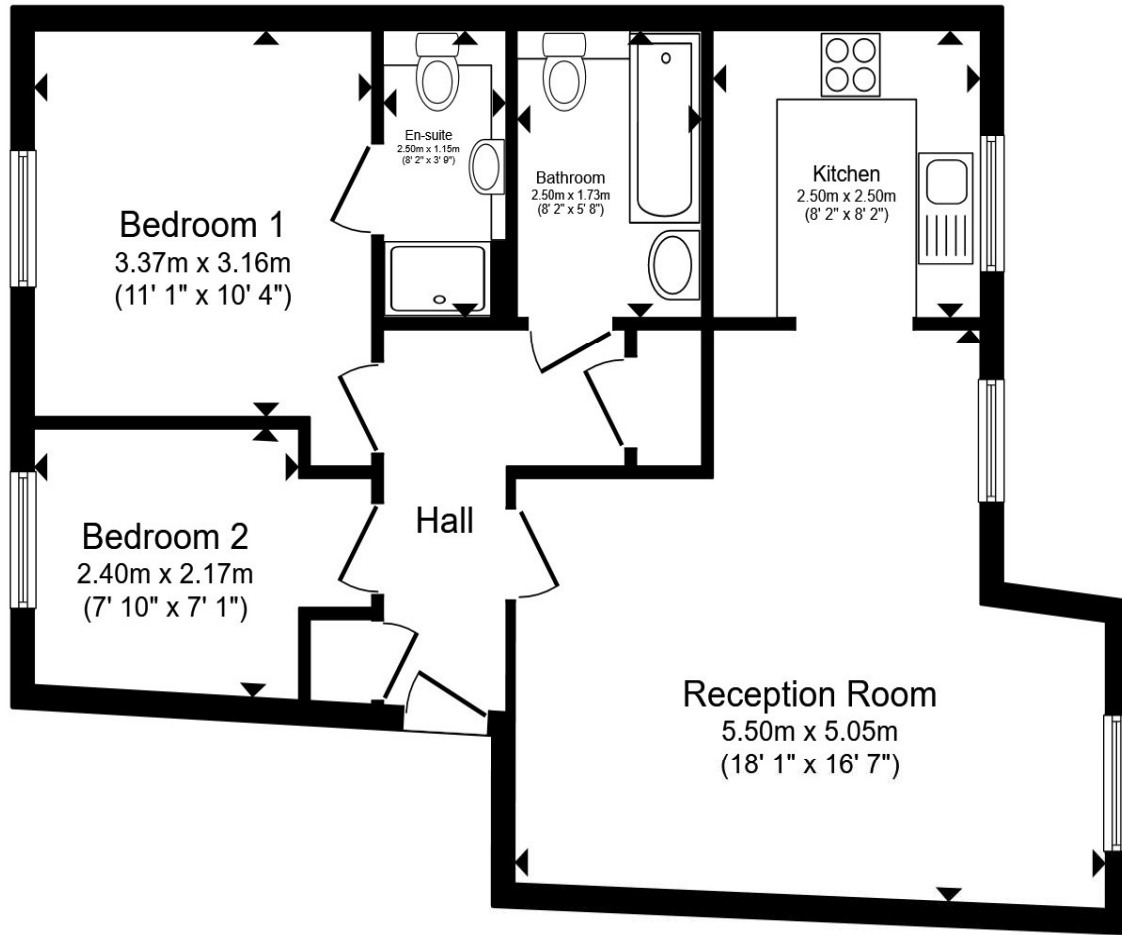
Manning Gardens, Croydon CR0 7DU



welcome to
Manning Gardens, Croydon

Chain free, 2 bedroom 2 bathroom apartment with residents parking ideally located with great transport links and parks. *Some images are CGI generated*





Situated in the sought after Shirley Oaks area, this spacious two bedroom ground floor apartment offers beautifully presented, move in ready accommodation and is offered to the market chain free.

Having been redecorated, the property feels fresh, bright and welcoming from the moment you step inside. The generous accommodation is thoughtfully designed, with a well appointed principal bedroom benefiting from its own modern en-suite shower room, while the second bedroom is another bright and well proportioned room. A separate family bathroom provides added convenience for guests or family living.

A real standout feature is the larger than average living and dining space, offering ample room for both lounge and dining furniture, with additional flexibility for those working from home. The well appointed kitchen provides plenty of storage and worktop space, making it both practical and functional for everyday living.

The apartment enjoys a bright and airy feel throughout, with well proportioned rooms and an excellent layout that maximises the available space. Further benefits include residents parking and a desirable ground floor position.

Ideally located close to the green open spaces of Ashburton Park, the property is also well connected, with nearby bus and tram services providing easy access into London and surrounding areas.

A fantastic opportunity for first time buyers, downsizers or investors alike.

Total floor area 61.8 m² (665 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



welcome to

Manning Gardens, Croydon

- CHAIN FREE
- 2 Bathrooms
- Residents Parking
- Redecorated
- Large Living/Dining Room
- Quiet location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2057.58

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113448



Property Ref:
CRY113448 - 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.



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



barnardmarcus.co.uk