



barnard marcus

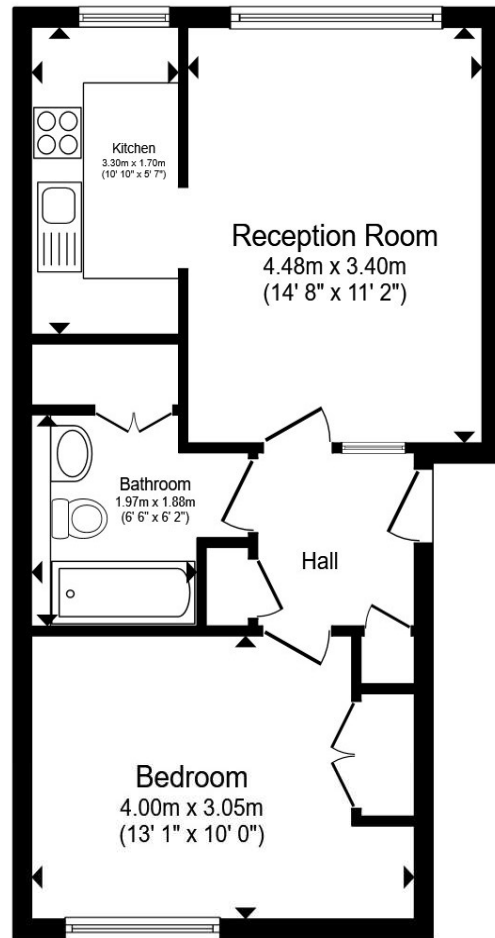
**Woodcroft Chepstow Road, Croydon CR0 5JA**



**welcome to**  
**Woodcroft Chepstow Road, Croydon**

A brand newly refurbished chain free, share of freehold ground floor apartment located in the sought after Park Hill Area, move in ready and truly exceptionally finished. \*Some images are CGI generated\*





Located on sought after Chepstow Road in the heart of the desirable Park Hill area, this beautifully refurbished ground floor apartment is presented to an exceptional standard throughout and offered chain free. Benefitting from a share of freehold, lease of over 900 years and a private garage, this is a rare opportunity in a prime location close to East Croydon Station and superb transport links into Central London.

The spacious bedroom is a peaceful retreat, set well back from the road with floor to ceiling windows overlooking greenery, flooding the room with natural light. There is ample space for bedroom furniture, a generous built in wardrobe and a convenient built in vanity desk.

The bright living space is equally impressive, again featuring floor to ceiling windows and plenty of room for both living and dining furniture. The separate kitchen is brand new and stylishly finished with sleek gloss units, extensive worktop space and integrated appliances including oven, hob, extractor and fridge.

Set within one of Croydon's most prestigious residential locations, this move in ready apartment combines modern living with tranquillity and convenience.

**Total floor area 45.9 m<sup>2</sup> (494 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)



welcome to

## Woodcroft Chepstow Road, Croydon

- SHARE OF FREEHOLD
- Newly Refurbished Throughout
- CHAIN FREE
- Garage
- Park Hill Location
- Close to East Croydon Station
- Leafy Outlook

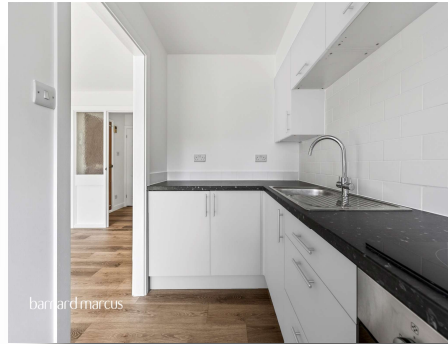
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 1970.86

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£250,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113560](https://www.barnardmarcus.co.uk/Property/CRY113560)



Property Ref:  
CRY113560 - 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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