



**Ash Tree Villas, Croydon CR0 3BF**



## welcome to Ash Tree Villas, Croydon

This charming two-bedroom apartment offers generous space across two levels within a characterful period conversion. **Upon completion, the property will benefit from a brand new 125-year lease and ownership of the freehold, providing long-term security and investment appeal.**

The lower floor features a bright living room with a feature fireplace, a fitted kitchen and bathroom. Upstairs, you'll find a large second bedroom with a versatile layout ideal as a master suite or home office.

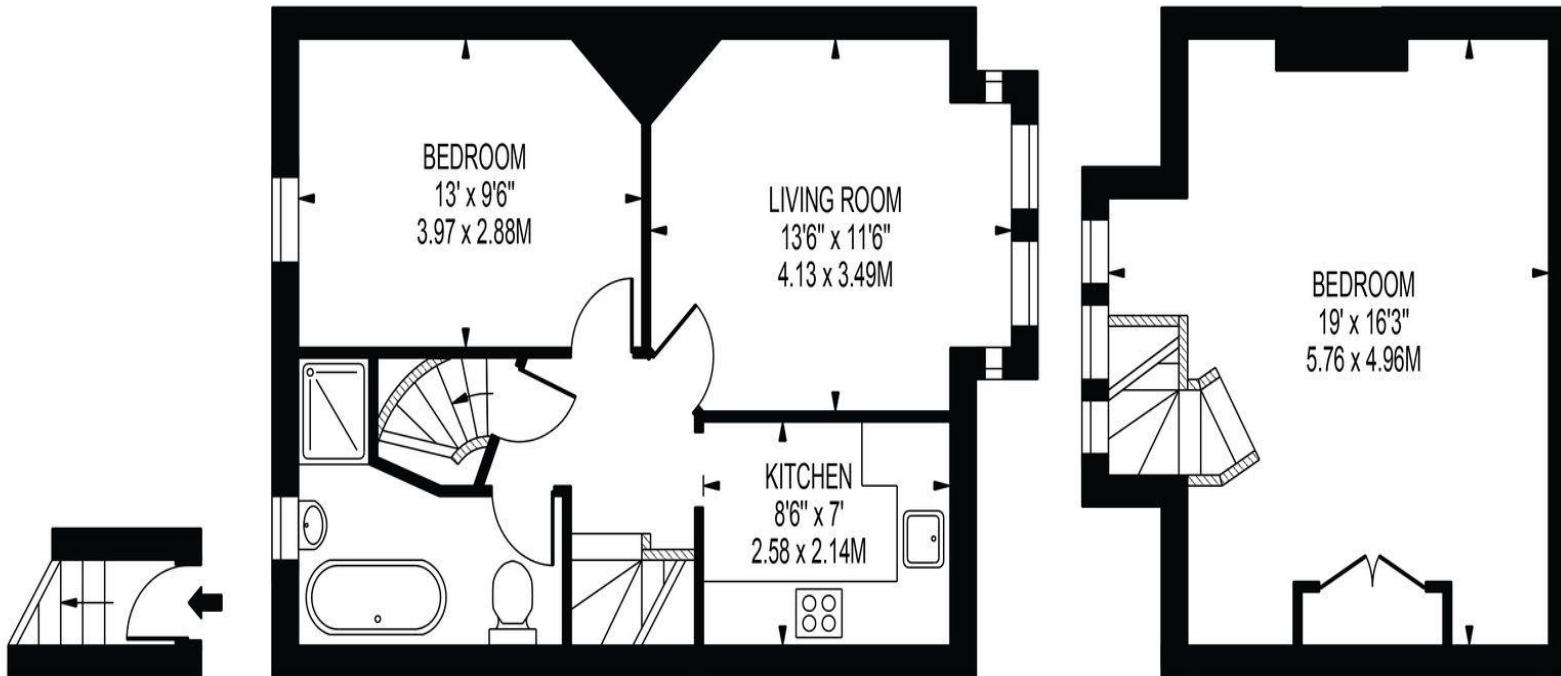
Excellent transport links with Thornton Heath and West Croydon stations around 1.2 miles away, providing direct services to London. Therapia Lane tram stop is within a 12-minute walk, offering quick access to East Croydon, West Croydon, and Wimbledon. Close to Purley Way retail parks, local amenities, and green spaces.

**Agents Note:** Please note that there is limited information available regarding lease charges (Service charge/Ground rent), parking, utilities, restrictions, and alterations (NSELAT). Prospective buyers are advised to carry out their own due diligence or consult with their solicitor to clarify these aspects.



# ASH TREE VILLAS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 750 SQ FT - 69.65 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Ash Tree Villas, Croydon

- Conversion
- Two-bedrooms
- First floor
- No chain
- Good transport links
- Brand new 125-year lease and ownership of the freehold on completion

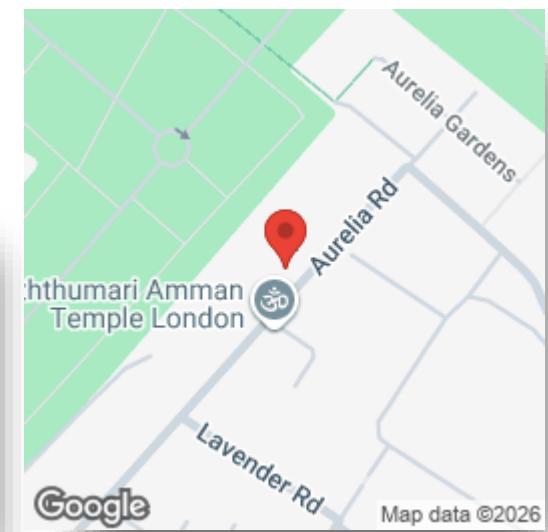
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £250,000



view this property online [barnardmarcus.co.uk/Property/THH114560](http://barnardmarcus.co.uk/Property/THH114560)

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.



Property Ref:  
THH114560 - 0005

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.

Please note the marker reflects the postcode not the actual property



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



[barnardmarcus.co.uk](http://barnardmarcus.co.uk)