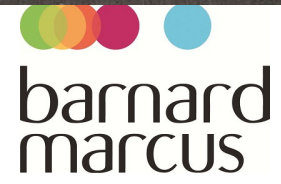




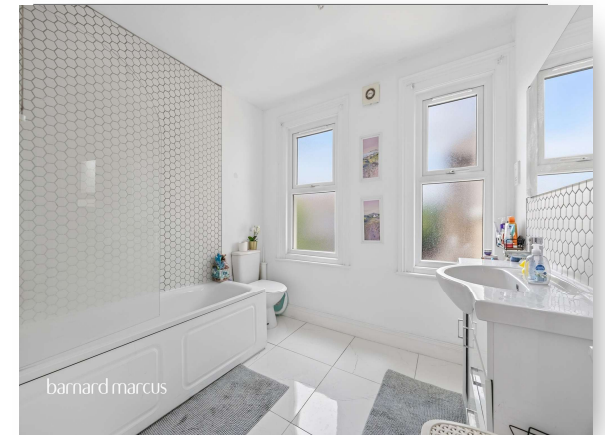
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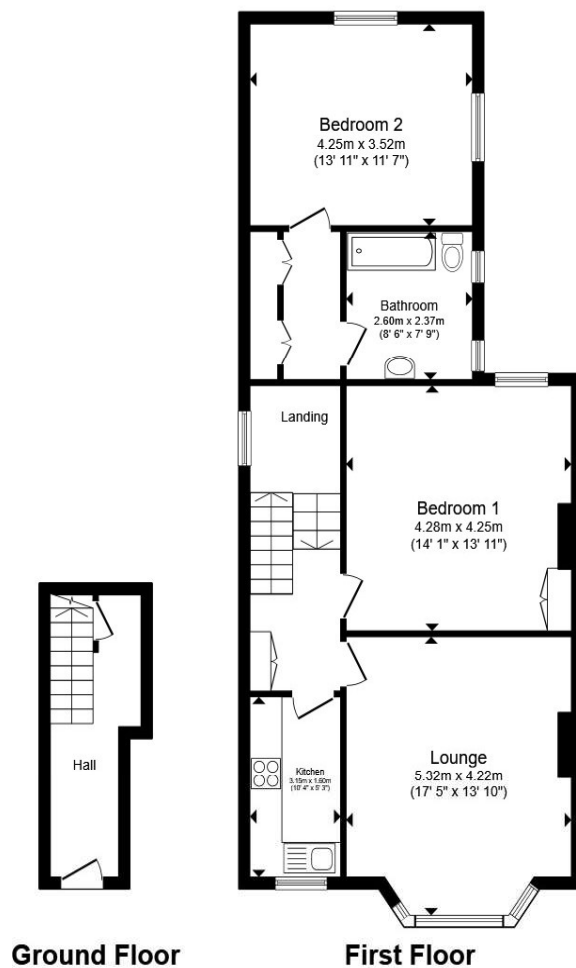
Waddon Road, Croydon CR0 4JH



welcome to
Waddon Road, Croydon

An enormous 900sqft+ 2 bedroom share of freehold apartment with private entrance, new kitchen and stunning condition throughout.





Situated within an attractive period building on the ever popular Waddon Road, close to local amenities and transport links, this exceptionally spacious two double bedroom share of freehold apartment offers over 900 sq ft of beautifully presented accommodation, combining character features with stylish modern finishes.

The generous entrance hallway immediately sets the tone, providing ample space for bike storage and additional household storage. Upstairs, you will find two enormous double bedrooms, both boasting high ceilings, dual-aspect windows and an abundance of space for bedroom furniture. Their impressive proportions even offer potential for alternative layouts, subject to any necessary consents.

The stunning living room is a real highlight, featuring a beautiful bay window that floods the space with natural light. With plenty of room for both living and dining furniture, it is the perfect setting for relaxing or entertaining guests.

The separate kitchen has been thoughtfully designed with bespoke shaker style cabinetry, complemented by integrated appliances including an oven, microwave and gas hob, creating a stylish yet practical space. The contemporary family bathroom continues the high quality finish, offering a full size bath with shower, double windows, excellent storage and an impressive sense of space.

Further benefits include share of freehold ownership with an underlying lease in excess of 900 years, providing long-term peace of mind.

Total floor area 86.8 m² (935 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

Waddon Road, Croydon

- Over 900sqft
- Share Of Freehold
- New Kitchen
- Spacious Private Entrance Hallway
- Great Location for Commuting
- Generous Proportions Throughout

Tenure: Leasehold EPC Rating: Awaiting

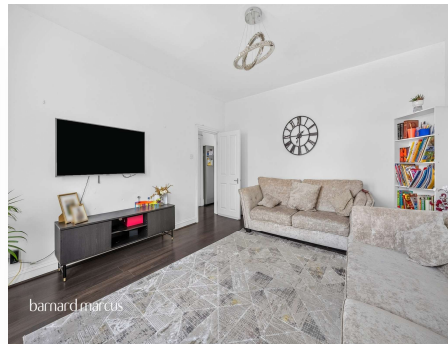
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113632](https://www.barnardmarcus.co.uk/Property/CRY113632)



Property Ref:
CRY113632 - 0002

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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