



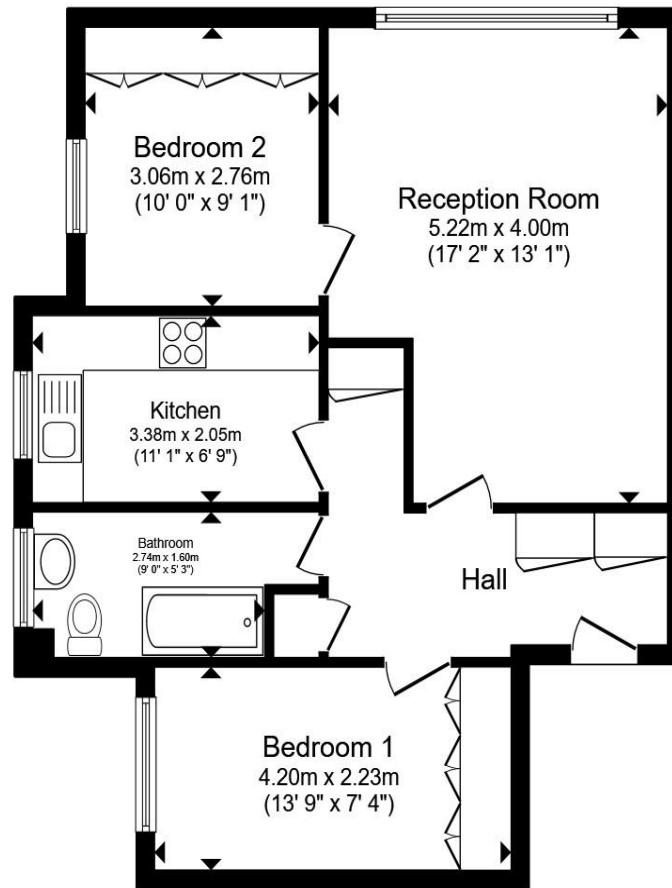
Furze Court, Ashburton Road, Croydon CR0 6AP

welcome to

Furze Court Ashburton Road, Croydon

CHAIN FREE - A well-maintained two double bedroom first-floor apartment with a share of freehold, 900+ year lease, garage, off-street parking, and ideally located for excellent transport links. Offered to the market chain free, this well-maintained first floor apartment in the sought-after Furze Court on Ashburton Road presents an excellent opportunity for first-time buyers, downsizers and investors alike. The property benefits from two bright and spacious double bedrooms, a generous living room with ample space for lounge furniture, a dining area and a dedicated work-from-home setup, plus a separate fitted kitchen offering plentiful storage and workspace. The bathroom is well proportioned and features a full-size bath with overhead shower and a window providing natural light and ventilation. Further highlights include a private garage, off-street parking, being share of freehold, an impressive lease in excess of 900 years, and an EPC rating of C.. Ideally located for commuters, the property offers excellent access to Central London, Surrey and Kent, while the wide range of shops, cafés, restaurants and everyday amenities of Addiscombe High Street are just a short distance away. Combining generous room sizes, practical accommodation and an outstanding location, this is a superb apartment that must be viewed to be fully appreciated. **Agents Note:** Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





First Floor

Total floor area 59.3 m² (638 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

Furze Court Ashburton Road, Croydon

- CHAIN FREE
- Two Double Bedrooms
- Share of freehold
- 900+ Year Lease
- Garage & Off Street Parking
- Very Well Maintained Throughout
- Separate Kitchen & Living Area
- Great Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2280.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£285,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113874



Property Ref:
CRY113874 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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