



**Kendra Hall Road, South Croydon CR2 6DT**

**welcome to**

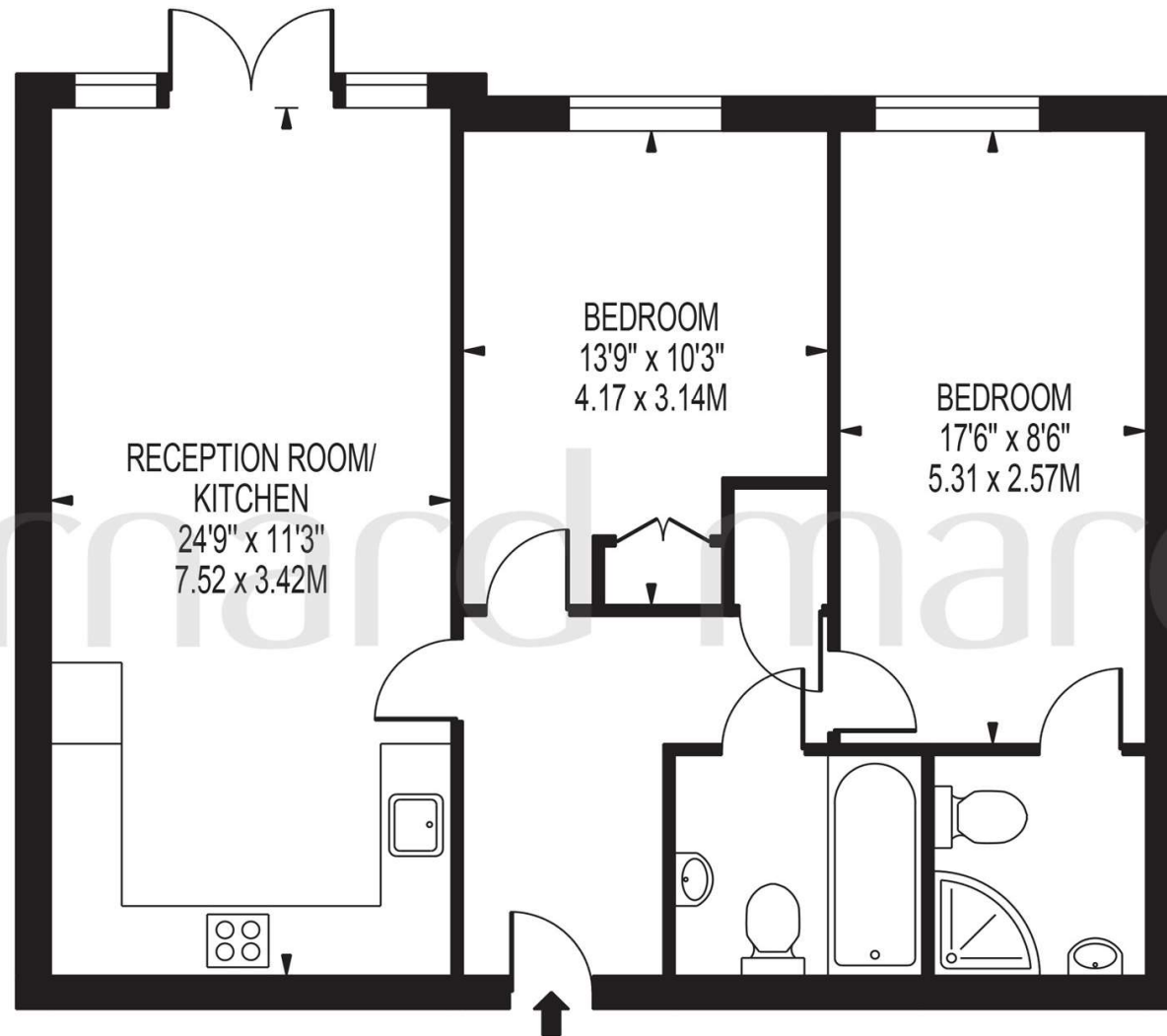
**Kendra Hall Road, South Croydon**

A modern contemporary 2-bedroom first floor purpose-built apartment located in a no through road, which is within easy reach of train stations, bus routes and amenities. There is an allocated parking space which boasts 2 double bedrooms, a family bathroom, en-suite, open plan reception/kitchen, double glazing and gas central heating, as well as a landscaped and well-maintained communal garden.



# KENDRA HALL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 738 SQ FT - 68.57 SQ M



FIRST FLOOR

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

## Kendra Hall Road, South Croydon

- First Floor Purpose Built Flat
- 2 Bedrooms
- Great Public Transport
- Communal Gardens
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2588.88

Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS109177](https://barnardmarcus.co.uk/Property/SCS109177)



Property Ref:  
SCS109177 - 0008

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