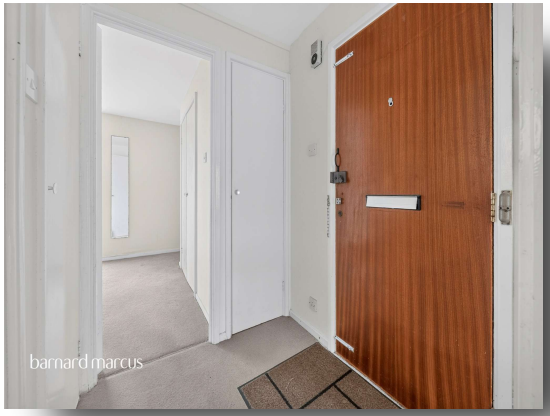


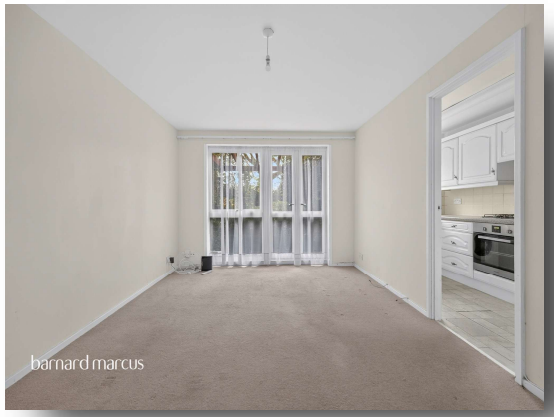
Green Acres, Croydon CR0 5UX

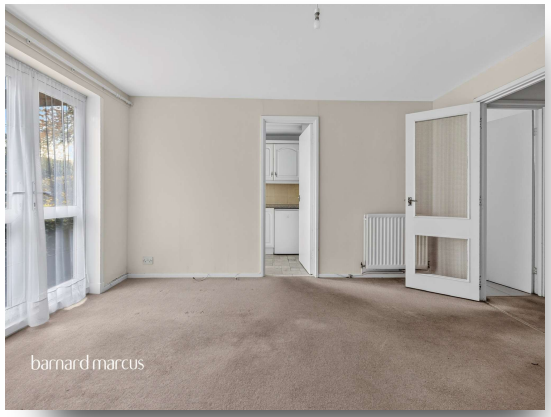
welcome to

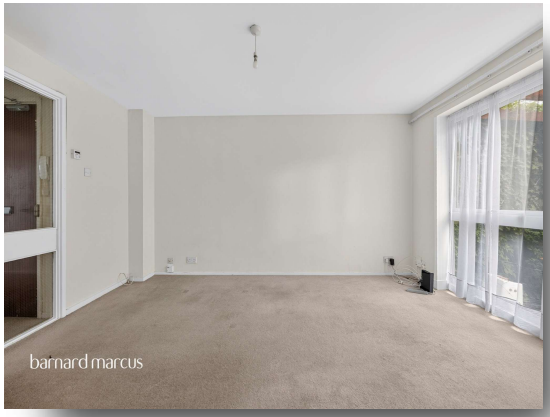
Green Acres, Croydon

SPACIOUS GROUND FLOOR APARTMENT | 900 YEAR LEASE | PRIVATE PATIO | GARAGE | NO ONWARD CHAIN



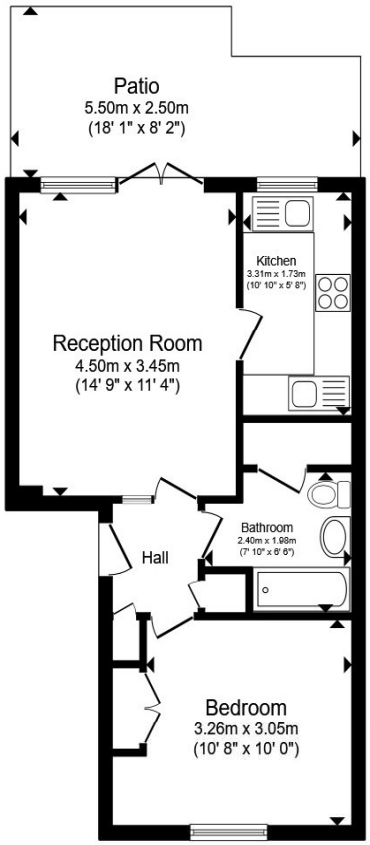












Floor Plan

Total floor area 42.3 m² (455 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

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Situated in the highly sought-after Park Hill area of Croydon, this well-positioned ground floor apartment offers comfortable living, excellent transport links and the added benefits of a private patio, garage and an exceptionally long lease of approximately 900 years.

The property offers well-proportioned accommodation throughout, with a bright and spacious living area providing direct access to a private patio overlooking the attractive communal gardens - the perfect spot to enjoy a morning coffee or relax during the warmer months.

Further benefits include a private garage, beautifully maintained communal grounds and the peace of mind of a long lease, making this an ideal purchase for first-time buyers, downsizers or investors alike.

Green Acres is ideally situated within the desirable Park Hill residential area, offering convenient access to East Croydon Station, providing fast and frequent services into Central London, including London Bridge and Victoria.

Nearby tram connections, local bus routes and Croydon town centre offer further convenience, with a fantastic selection of shops, restaurants and amenities close by.

Offered to the market with no onward chain, this is a fantastic opportunity to secure a ground floor apartment in one of Croydon's most established and desirable residential locations.

welcome to

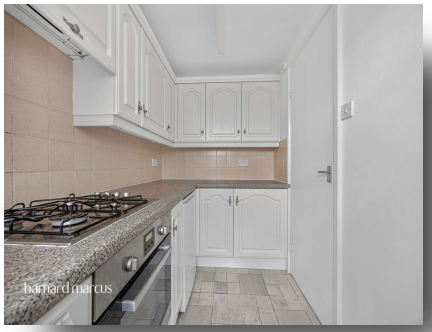
Green Acres, Croydon

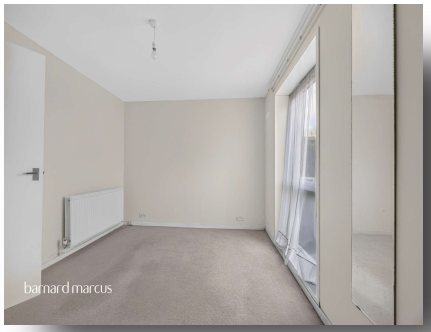
- Private Patio
- Long 900 + Year Lease
- Park Hill Location
- Garage
- No Onward Chain

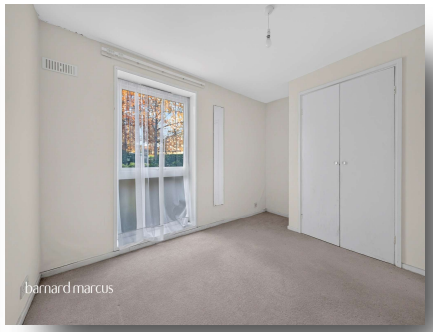
Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CRY113949 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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