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Moreton Road, South Croydon CR2 7DL



welcome to

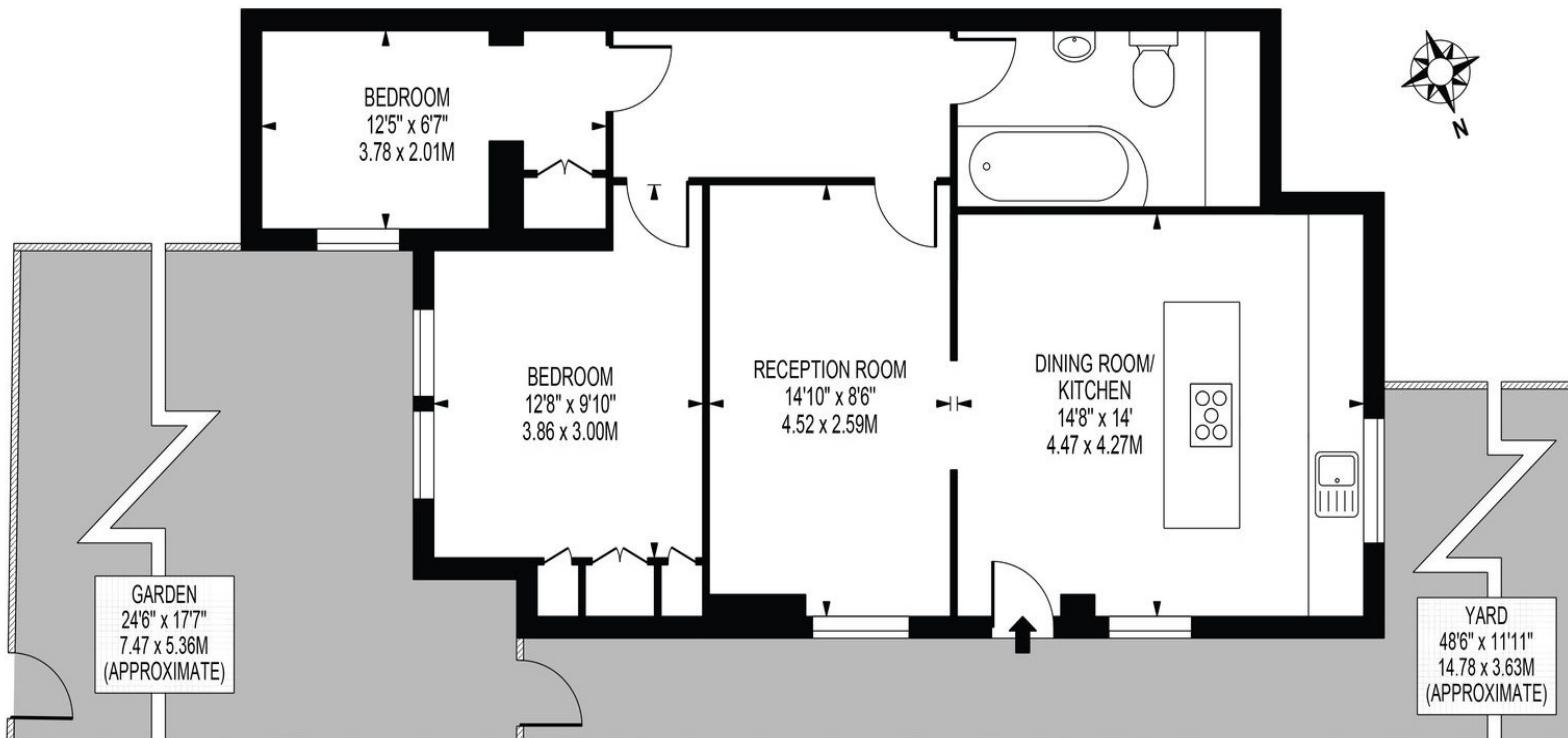
Moreton Road, South Croydon

Bright, modern, and brilliantly located! This two-bed, ground-floor apartment on Moreton Road is share of freehold property and is just steps from South Croydon Station and the lively South End Quarter. A smart buy in a prime spot!



MORETON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 686 SQ FT - 63.73 SQ M



Positioned on the ground floor of an attractive Victorian building, this beautifully presented two-bedroom home offers generous proportions, excellent natural light, and its own private section of front garden a rare and highly sought-after feature in this area.

The layout has been thoughtfully designed to maximise both comfort and functionality. The bright open plan kitchen and dining area provides the ideal space to cook, entertain and unwind, complete with a stylish kitchen island featuring built in storage to optimise space. Modern décor, quality fittings and a carefully maintained interior mean the property is ready to move straight into.

Perfectly positioned for commuters, the apartment is just moments from South Croydon Station, offering fast, direct links to East Croydon, Central London, and Gatwick Airport. The vibrant South End Restaurant Quarter is also close by, boasting an excellent selection of cafés, independent eateries, bars and everyday amenities.

With its blend of style, convenience, and character alongside the benefits of share of freehold, a long lease, private outdoor space and no set ground rent or service charges this standout home represents an exceptional and rarely available opportunity in a prime South Croydon setting.

welcome to

Moreton Road, South Croydon

- Share of freehold
- Close to stations
- Two-bedroom
- Chain Free
- Front garden

Tenure: Leasehold EPC Rating: D

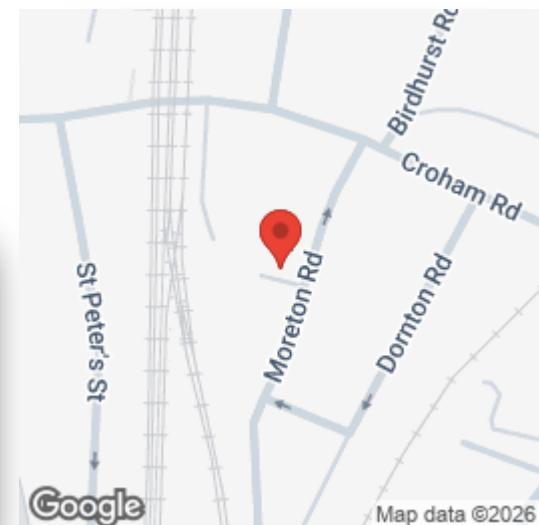
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Jun 1986.
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

£325,000



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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:
SCS109166 - 0009

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