



Ely Road, Croydon CR0 2LW

welcome to

Ely Road, Croydon

****CASH BUYERS ONLY**** New to the market, this charming first-floor split-level flat is situated in a highly sought-after location in Croydon. The property offers a well-laid-out design and fantastic potential for any buyer looking to make their mark. On the first floor, you are welcomed by a good-sized kitchen and a spacious reception room, complete with a large window that allows an abundance of natural light to fill the space. Moving to the second floor, the property features two generously sized bedrooms and a three-piece bathroom, providing ample living space for individuals, couples, or small families.

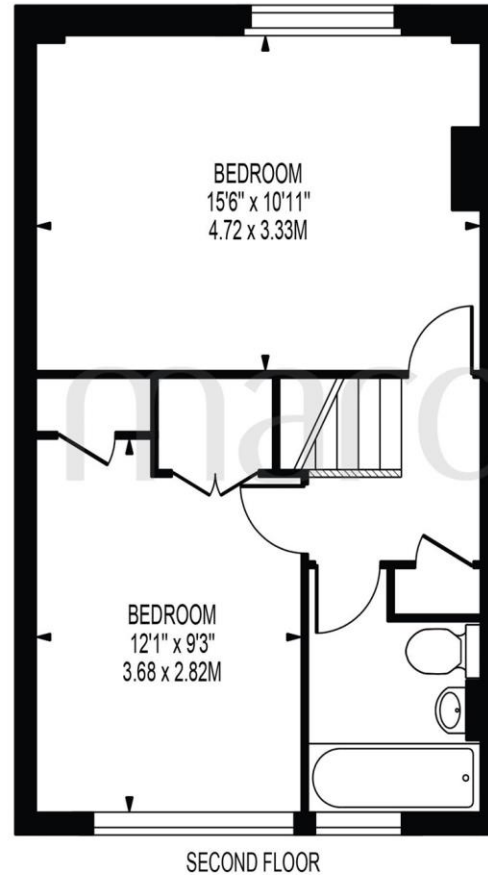
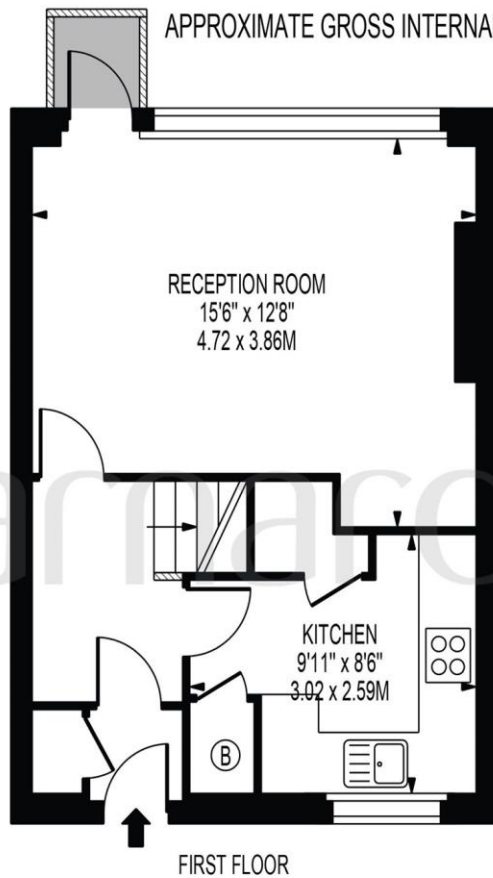


While the flat requires some TLC, it offers an exciting opportunity to personalize and add value, making it an ideal purchase for first-time buyers or investors. Additionally, the property benefits from low monthly service charges, further enhancing its appeal. The location is another highlight, with Selhurst Station just a short walk away, providing excellent transport links to a variety of destinations, including Central London. The area also boasts a range of local amenities, ensuring convenience and comfort for residents.

This is a property not to be missed, offering both potential and location in one package.

ELY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 735 SQ FT - 68.28 SQ M



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.

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- Split level
- Two bedrooms
- Ideal opportunity
- Low service charges
- Good location
- CASH BUYERS ONLY

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 917.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH113938



Property Ref:
THH113938 - 0003

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