

Longus Point Braemar Avenue, South Croydon CR2 0QA

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Welcome to

Longus Point Braemar Avenue, South Croydon

A beautifully presented two-bedroom ground-floor apartment, completed in 2023 and situated on a peaceful residential street in South Croydon. The property enjoys excellent transport connections, with Purley Oaks Station approximately a one-minute walk away and Sanderstead Station around a ten-minute walk away, making it an ideal location for commuters.

The property offers a stylish open-plan living area with a modern fitted kitchen featuring SMEG appliances. Designed with comfort and energy efficiency in mind, the apartment benefits from water-based underfloor heating throughout, triple-glazed windows and a mechanical ventilation and heat recovery system (MVHR), contributing to low energy bills and an EPC rating of B.

The apartment features two generous double bedrooms, including a principal bedroom with a private en-suite, alongside a separate modern family bathroom. Both bedrooms overlook the private patio area, providing a pleasant outlook and an additional sense of privacy.

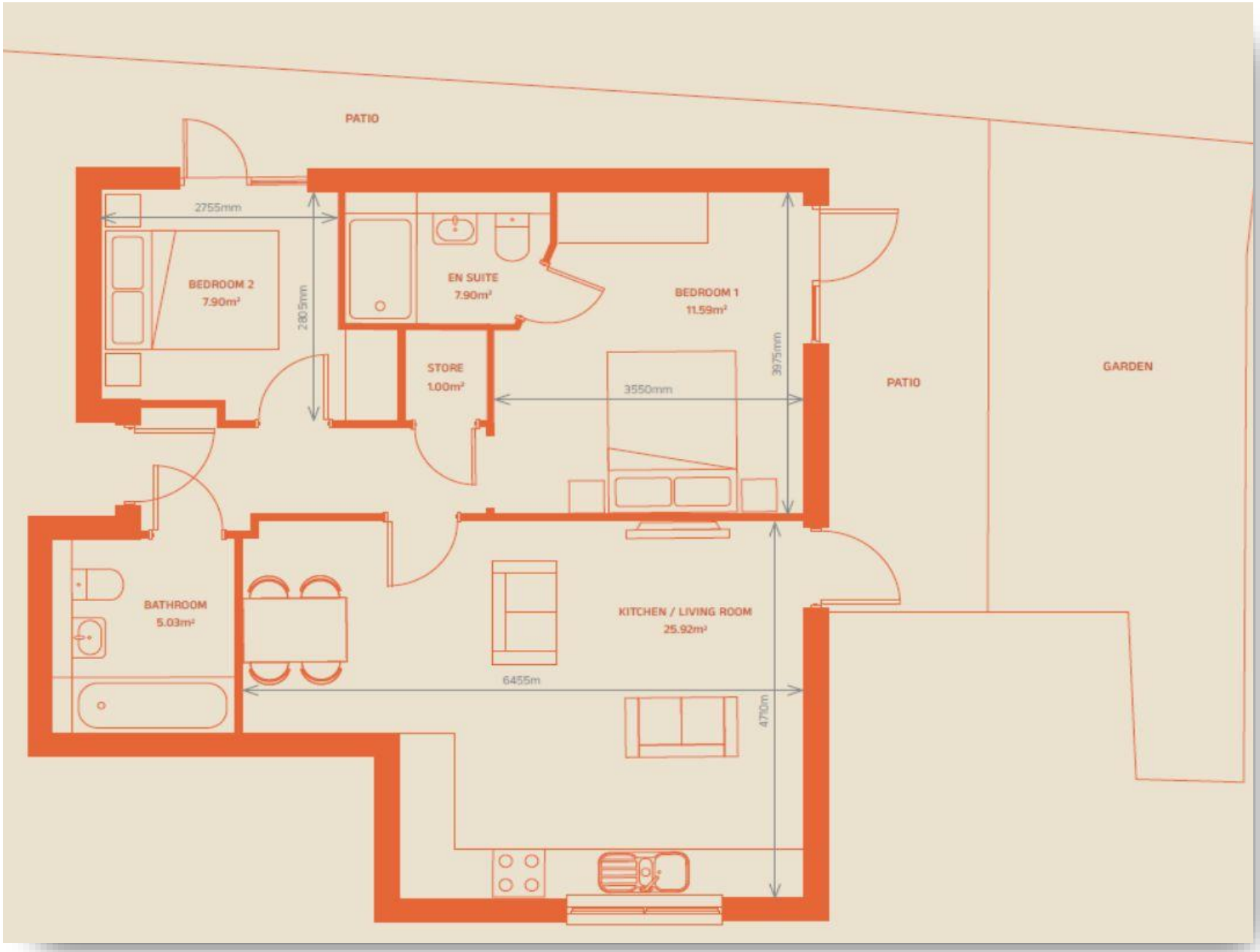
Conveniently located close to South Croydon Recreation Ground and the beautiful Purley Beeches Park, the property offers excellent opportunities for walks, outdoor activities and relaxation.

Additional benefits include a private allocated parking space and dedicated bicycle storage.








PATIO
2755mm
BEDROOM 2
7.90m²
2805mm
EN SUITE
7.90m²
STORE
1.00m²
BEDROOM 1
11.59m²
3550mm
3975mm
PATIO
GARDEN
BATHROOM
5.03m²
KITCHEN / LIVING ROOM
25.92m²
6455m
4710m

Welcome to

Longus Point Braemar Avenue, South Croydon

- Two-bedroom ground floor apartment
- Underfloor heating throughout the entire apartment
- Private outdoor patio with bedroom-facing windows
- Private allocated parking space
- Peaceful residential street

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 2000.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£360,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108275

The Property Ombudsman

Property Ref:
SAN108275 - 0004

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.

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