



barnard marcus

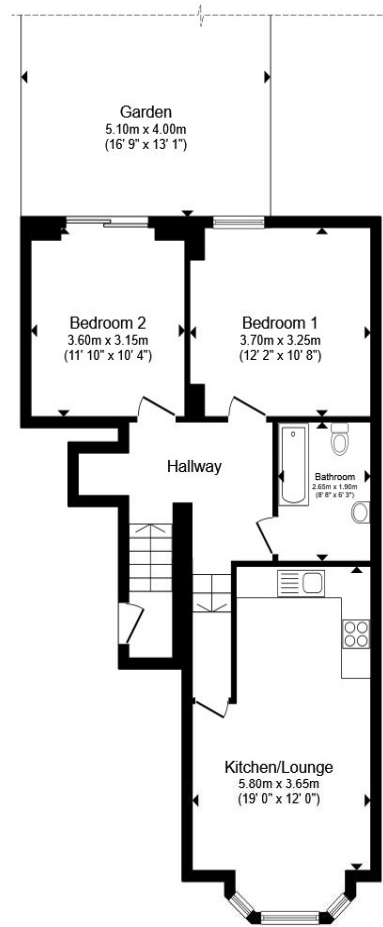
Windmill Road, Croydon CR0 2XN



welcome to
Windmill Road, Croydon

2 Double Bedroom Period Conversion - Private Outside Space - Shared Communal and On Street Permit Parking.





Lower Ground Floor



Set within an attractive period conversion, this beautifully presented two double bedroom lower ground floor flat offers spacious, modern living in an exceptionally convenient location.

To the rear of the property are two well proportioned double bedrooms, both offering comfortable accommodation. The second bedroom benefits from direct access to a private outside space - perfect for enjoying some fresh air or creating a small seating area.

A generous hallway welcomes you into the home and leads through to a spacious, contemporary bathroom finished to a high standard. Further along, the property opens into a bright and airy open-plan kitchen/lounge area, enhanced by a charming bay window. The modern kitchen is well appointed and thoughtfully designed, seamlessly blending with the living space to create an ideal setting for both relaxing and entertaining.

The property is in excellent condition throughout, featuring a stylish modern kitchen and bathroom, along with tasteful décor that allows any buyer to move straight in. Additional benefits include low annual charges, shared communal and on street permit parking, and the character and charm of a period conversion building.

Ideally located, the property offers easy access to West Croydon station, Selhurst station and a 15 minute walk to East Croydon Station, providing direct and convenient links into London - making it perfect for commuters and those seeking excellent transport connections.

Total floor area 64.4 m² (693 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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Windmill Road, Croydon

- 2 Double Bedrooms
- Private Outside Space
- Shared Communal and On Street Permit Parking
- Excellent Condition Throughout
- Period Conversion
- Low Annual Charges
- 15 minute Walk from East Croydon Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113386](https://www.barnardmarcus.co.uk/Property/CRY113386)



Property Ref:
CRY113386 - 0004

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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