



**Turnpike Link, Croydon CR0 5NU**



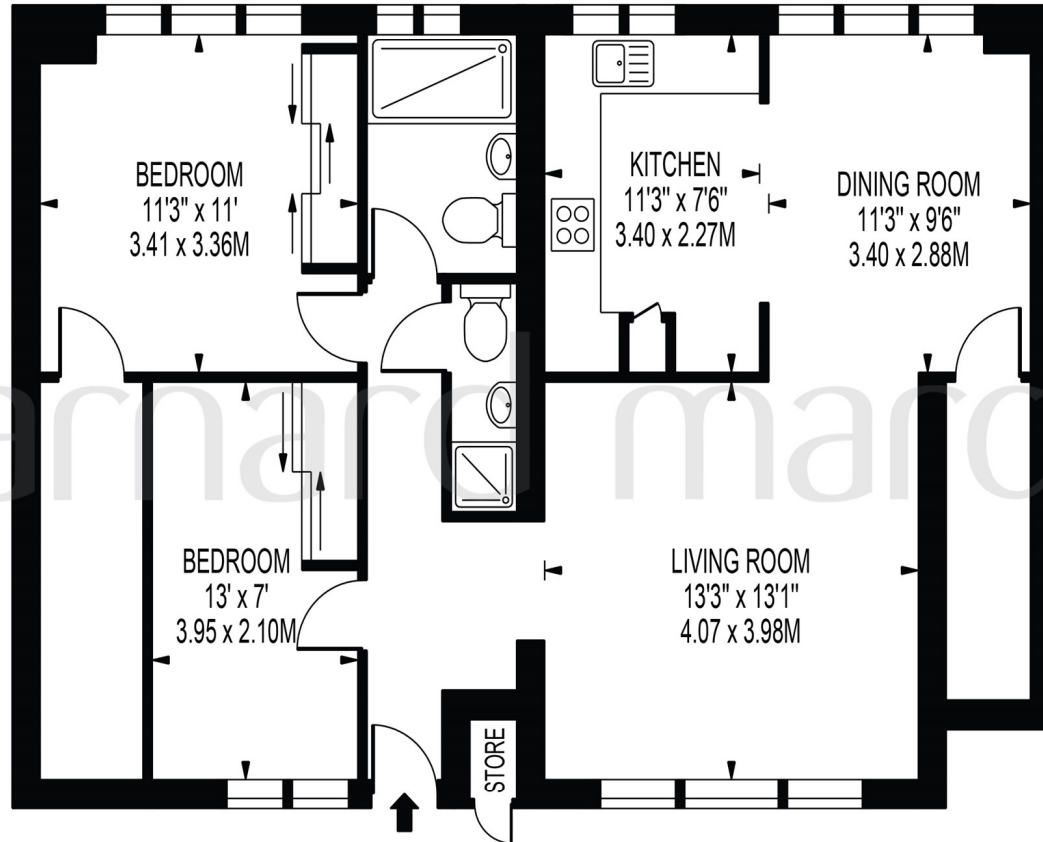
**welcome to**  
**Turnpike Link, Croydon**

A spacious ground floor maisonette, set in the ever popular Park Hill development. This inviting two bedroom, two bathroom property combines generous living space with a wonderfully convenient location and includes a garage.



## TURNPIKE LINK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 832 SQ FT - 77.27 SQ M  
(EXCLUDING STORE)



### GROUND FLOOR

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.

The home opens into a large, light-filled living room, perfect for unwinding or entertaining, which leads seamlessly into a dining area and a spacious kitchen with plenty of room for cooking and storage.

Both bedrooms are well-proportioned and feature built-in storage, while the property also benefits from additional cupboards throughout and a useful outside store. With a main bathroom plus an additional shower room, this maisonette is as practical as it is comfortable.

With an impressive 900+ year lease and low maintenance charges, it's a home designed for peace of mind. Families will love the proximity to the highly regarded Park Hill schools, while commuters will appreciate being just a short walk from East Croydon Station, offering fast and frequent links into central London, Gatwick and beyond.

This ground floor maisonette is the perfect blend of space, comfort, and location - ready to be enjoyed from the moment you move in.

**welcome to**

## Turnpike Link, Croydon

- Ground floor two-bedroom, two bathroom maisonette
- Garage
- Spacious living room with separate dining area
- Within catchment of highly regarded Park Hill schools
- Built-in storage in bedrooms + further storage throughout
- Private outside store cupboard
- Over 900-year lease with low maintenance charges
- Short walk to East Croydon Station (fast links to London & Gatwick)

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113033](https://barnardmarcus.co.uk/Property/CRY113033)



Property Ref:  
CRY113033 - 0008

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