

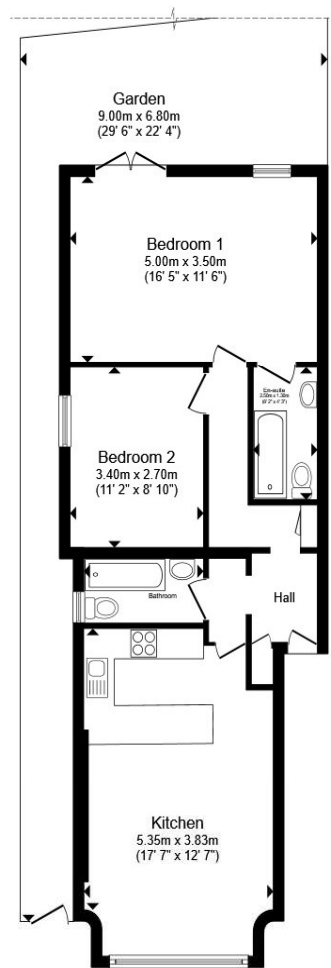


Glossop Road, South Croydon CR2 0PU

welcome to
Glossop Road, South Croydon

Situated on the ever-popular Glossop Road in the heart of South Croydon, this beautifully presented two-bedroom, two-bathroom flat offers spacious and contemporary living ideal for first-time buyers, professionals, or investors alike.





Total floor area 65.4 m² (704 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



The property boasts a bright and airy open-plan living and dining area, complemented by a modern fitted kitchen with a breakfast bar, ample storage and workspace. Both bedrooms are generously sized, with the principal bedroom benefiting from a stylish en-suite bathroom, as well as the family bathroom for added convenience.

Finished to a high standard throughout, the flat also benefits from ample natural light, well-maintained communal areas, and direct access to a large garden.

Ideally located within easy reach of Sanderstead and Purley Oaks station, the property offers excellent transport links into Central London and East Croydon. A wide range of local shops, cafés, restaurants, and green open spaces are all nearby, making this a fantastic opportunity to enjoy both convenience and lifestyle in one of Croydon's most sought-after residential locations

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Period Conversion
- Two Double Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen
- Large Communal Garden

Tenure: Leasehold EPC Rating: D

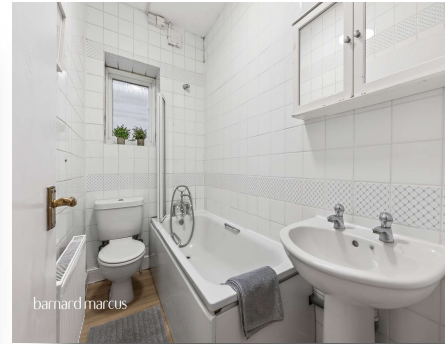
Council Tax Band: C Service Charge: 1615.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108085



Property Ref:
SAN108085 - 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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