


**Eastney Road, Croydon CR0 3TD**

barnard marcus

***welcome to***

# Eastney Road, Croydon

A spacious two-bedroom flat extending to approximately 779 sq ft, offering a large reception room, generous kitchen, and excellent transport links, conveniently located close to local shops and schools. A fantastic opportunity to acquire this generously proportioned two-bedroom flat on Eastney Road, offering approximately 779 sq ft of accommodation and an excellent layout throughout. The property comprises a bright and spacious reception room, a large separate kitchen with plenty of room for storage and worktop space, two well-sized bedrooms, bathroom, separate WC, entrance porch and a generous central hallway.The location is a real highlight. West Croydon Station is a stone throw away, providing convenient rail, Overground and tram connections, while East Croydon Station is also within easy reach for fast services into Central London, Gatwick Airport and beyond. Eastney Road is also well positioned for the excellent range of shops, supermarkets, cafés and everyday amenities available around London Road and Croydon town centre, with nearby Sainsbury's and Tesco stores. Families are well catered for with a number of schools nearby, including Chestnut Park Primary School, Harris Invictus Academy Croydon, Kingsley Primary Academy and Elmwood Infant & Junior Schools.











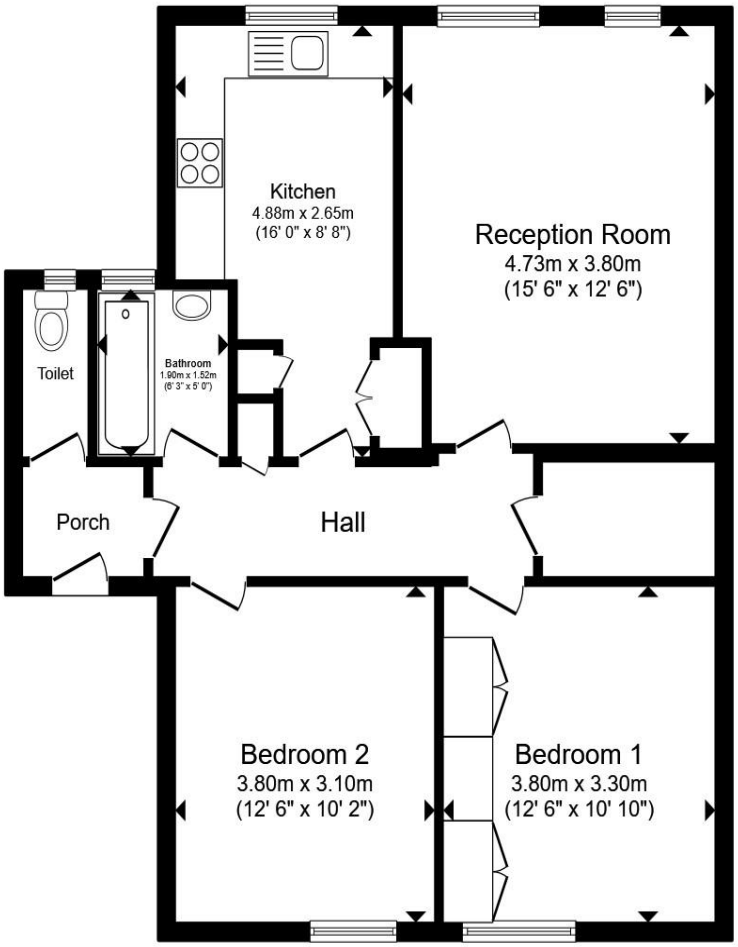








**Agents Note:** Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.













Total floor area 72.4 m² (779 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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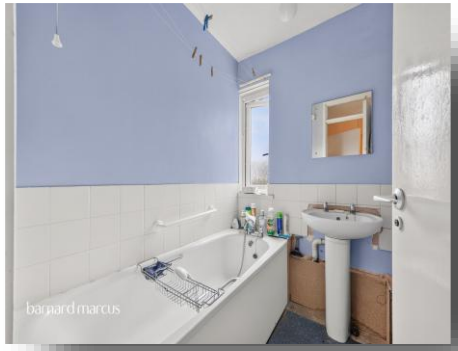
- Spacious two-bedroom flat
- Approx. 779 sq ft of accommodation
- Large reception room
- Generous separate kitchen
- Excellent transport links with West Croydon Station nearby
- Close to local shops, amenities and well-regarded schools

Tenure: Leasehold EPC Rating: C
Council Tax Band: C  Service Charge: 825.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jun 1986.  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/CRY113870

The Property Ombudsman

Property Ref:
CRY113870 - 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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