



**Dunedin Court Sydenham Road, Croydon CR0 2FH**

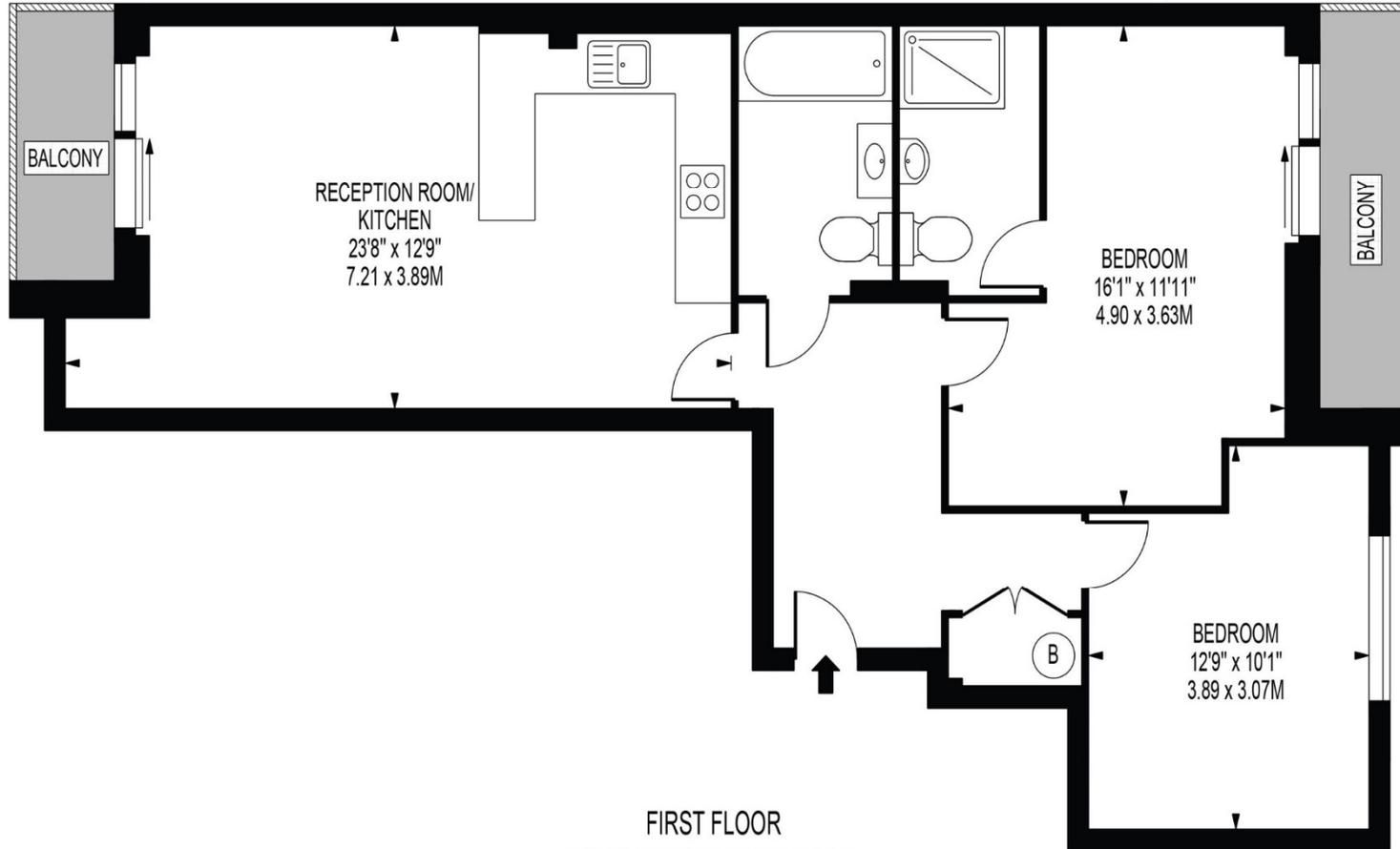
**welcome to**  
**Dunedin Court Sydenham Road, Croydon**

Stunning apartment with two private balconies located on the first floor with lift plus secure gated allocated parking.



# DUNEDIN COURT, SYDENHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 764 SQ FT - 70.98 SQ M



FIRST 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.  
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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.

This modern two double bedroom, two-bathroom apartment offers a contemporary living experience near East Croydon. Located on the first floor with lift access, the property features a spacious open-plan kitchen/living, two private balconies, perfect for outdoor relaxation. The apartment also boasts an entrance hall with built-in storage, providing added convenience. With secure gated allocated parking and modern finishes throughout, this is an ideal home for those seeking both comfort and practicality in a prime location.

The property is well located within a short walk of East and West Croydon stations, providing fast and frequent links into Central London, Gatwick, and the South Coast, with Tramlink and bus connections also close-by, linking the surrounding area. Croydon town centre is literally on the doorstep, offering a huge selection of shops, bars, restaurants, and amenities, as well as leisure facilities including a large cinema complex.

welcome to

## Dunedin Court Sydenham Road, Croydon

- First floor
- Two bedroom
- Two private balconies
- Lift access
- Open plan
- Allocated parking
- Short walk from East Croydon Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2800.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £345,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113354](https://www.barnardmarcus.co.uk/Property/CRY113354)



Property Ref:  
CRY113354 - 0003

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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