



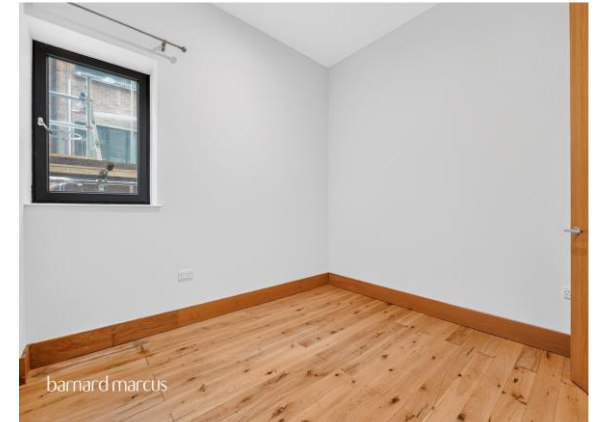
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The Exchange, Scarbrook Road, Croydon CR0 1UH

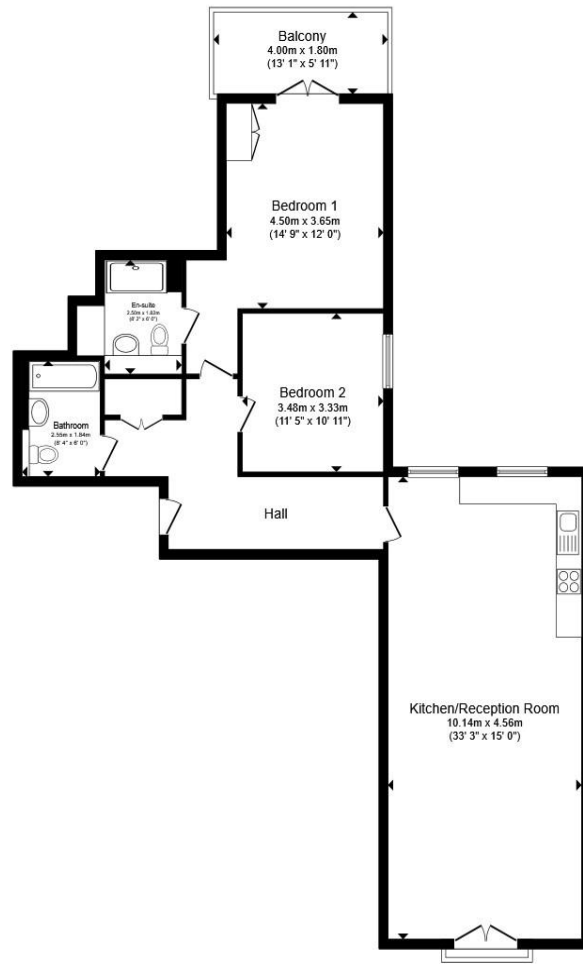
welcome to

The Exchange Scarbrook Road, Croydon

A spacious and well-presented two-bedroom upper floor apartment featuring a private balcony, en-suite to the principal bedroom and a superb open-plan living space. Offered to the market with no onward chain and ideally located in central Croydon close to East Croydon Station. Offered to the market with no onward chain, this exceptionally spacious two-bedroom upper floor apartment forms part of the sought-after The Exchange. Boasting approximately 1,121 sq. ft. of accommodation, the property features a stunning open-plan kitchen, living and dining area measuring over 33ft in length, creating an ideal space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of modern units and integrated appliances, while large windows allow natural light to flood the room. The generous principal bedroom benefits from fitted storage, a stylish en-suite shower room and direct access to a private balcony. The second double bedroom is also well-proportioned and is served by a modern family bathroom comprising a bath with shower attachment, wash hand basin and WC. Further benefits include ample storage throughout, secure entry system, lift access and a highly convenient central location.



Agents Note: (1) 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. (2) The seller has advised that remediation works to the external cladding are currently underway. They have further advised that the cost of these works is being met through a Government-funded remediation scheme and that no contribution is anticipated from leaseholders. Prospective purchasers should make all necessary enquiries with their chosen lender and seek independent advice where required. Your conveyancer will be able to raise further enquiries on your behalf regarding the ongoing works and associated documentation.



Total floor area 104.1 m² (1,121 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



welcome to

The Exchange Scarbrook Road, Croydon

- No Chain
- Spacious Two Bedroom Upper Floor Apartment
- Impressive 1,121 Sq. Ft. Approx.
- Large Open Plan Kitchen/Living/Dining Room
- Principal Bedroom with En-Suite & Private Balcony
- Central Croydon Location Close to Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3500.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113819



Property Ref:
CRY113819 - 0002

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.

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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