

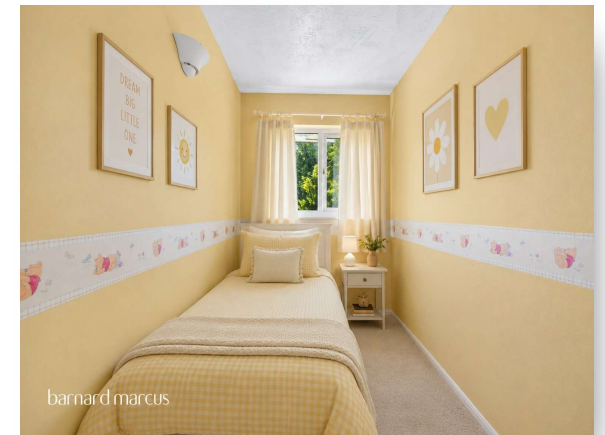
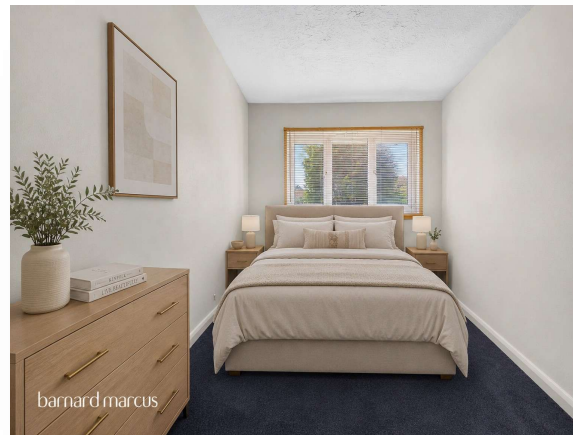
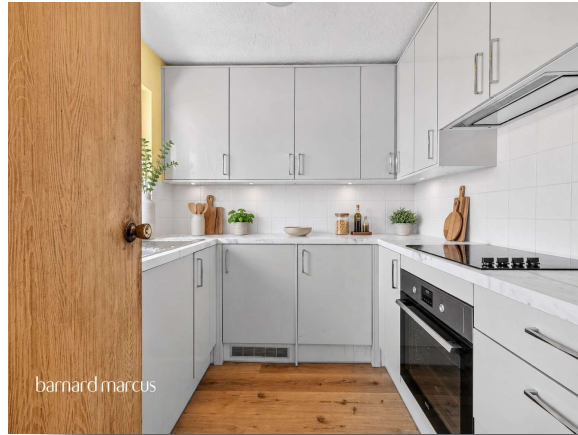


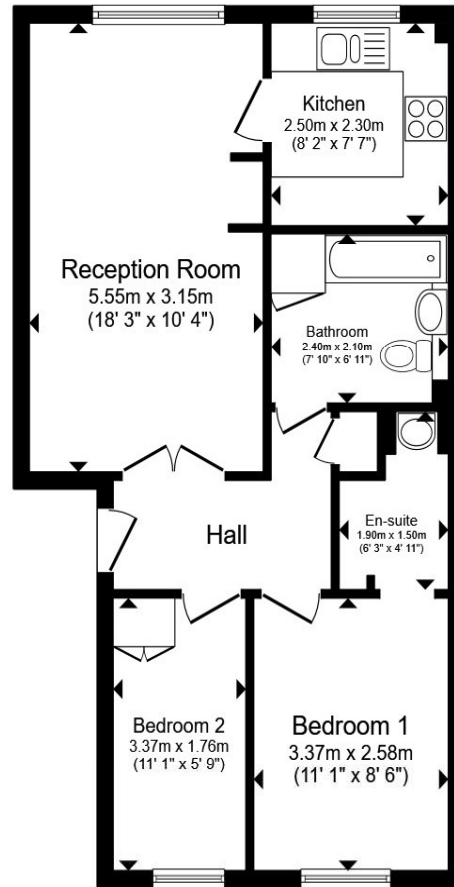
barnard marcus

**Adams Way, Croydon CR0 6XN**

**welcome to**  
**Adams Way, Croydon**

2 bedroom apartment with modern kitchen and bathroom, allocated parking and quiet community well located for transport links. \*Some images are CGI generated\*





**2nd Floor**



**Total floor area 52.7 m<sup>2</sup> (567 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](http://www.propertybox.io)



Perfect for first time buyers, this bright and spacious two-bedroom apartment is set within a quiet development and benefits from allocated parking, while being ideally located for the excellent transport links and amenities of East Croydon.

Move in ready, the property has recently been updated with a modern new kitchen and bathroom. The kitchen offers generous storage and worktop space, complemented by a large window that fills the room with natural light. The neutrally tiled bathroom features a full size bath with shower overhead and a useful storage cupboard.

The principal bedroom is a double with a unique walk in dressing area complete with sink, while the second bedroom is a well proportioned single room with built in wardrobe storage.

A particular highlight is the impressive living/dining room, which provides ample space for both lounge and dining furniture, as well as a dedicated work from home area. Large windows throughout ensure the apartment feels light and welcoming.

Offering generous accommodation, modern finishes and a fantastic location, this is an excellent opportunity to purchase a home ready to enjoy from day one.

**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.

**welcome to**

## **Adams Way, Croydon**

- Allocated Parking
- Quiet Development
- Great Transport Links
- Refurbished Kitchen & Bathroom
- Dressing Area to Principle Bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1620.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£232,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113713](https://barnardmarcus.co.uk/Property/CRY113713)



Property Ref:  
CRY113713 - 0003

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