



barnard marcus

Hollycroft Close, South Croydon CR2 7FE

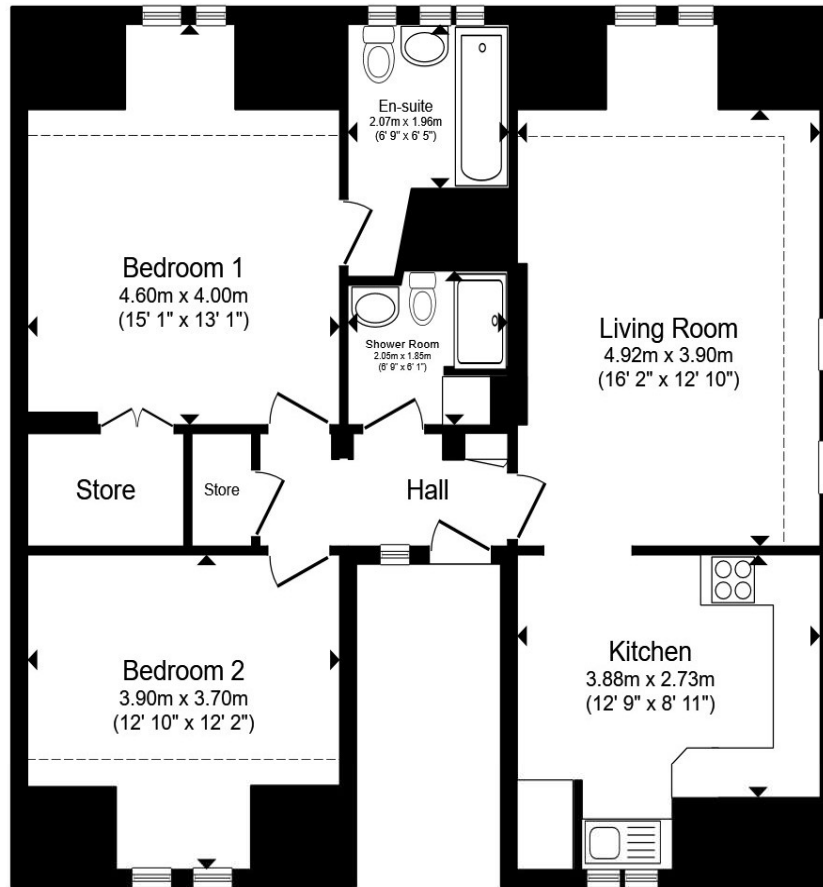
welcome to

Hollycroft Close, South Croydon

Situated on the second floor of a well-maintained modern development, this impressive two double bedroom apartment offers exceptionally generous accommodation extending to approximately 1,009 sq. ft.

* Guide Price £330,000*





Second Floor



The property opens into a welcoming central hallway with excellent built-in storage, leading through to a bright and spacious living room with ample space for both relaxing and dining. The adjoining separate kitchen is well appointed, featuring a range of fitted units, generous worktop space and room for appliances, making it ideal for everyday living and entertaining.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a private en-suite bathroom, while a modern shower room serves the rest of the apartment. Both bedrooms enjoy pleasant outlooks and excellent natural light, with additional storage cupboards enhancing practicality throughout.

Further benefits include allocated parking, double-glazed windows and a well-kept communal environment, making this an ideal purchase for first-time buyers, downsizers or investors alike.

Hollycroft Close is located within a quiet residential area of South Croydon, offering a peaceful setting while remaining well connected.

South Croydon and Purley Oaks stations provide regular services into London, with local shops, amenities and Croydon town centre all within easy reach. The area also benefits from nearby green spaces and a selection of well-regarded local schools, making it appealing for a wide range of buyers.

Total floor area 93.7 m² (1,009 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



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

Hollycroft Close, South Croydon

- Spacious second-floor
- Two bedroom apartment
- Bright living room with separate fitted kitchen
- Principal bedroom with en-suite bathroom
- Allocated parking

Tenure: Leasehold EPC Rating: D

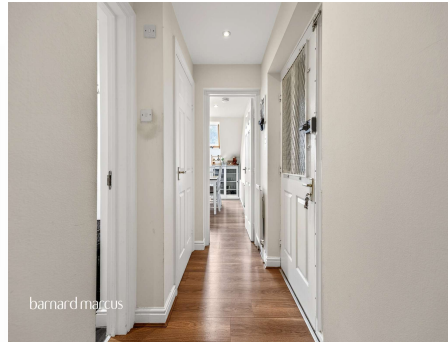
Council Tax Band: D Service Charge: 2695.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109107



Property Ref:
SCS109107 - 0005

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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