



**Kingswood Way, South Croydon CR2 8QP**

**welcome to**

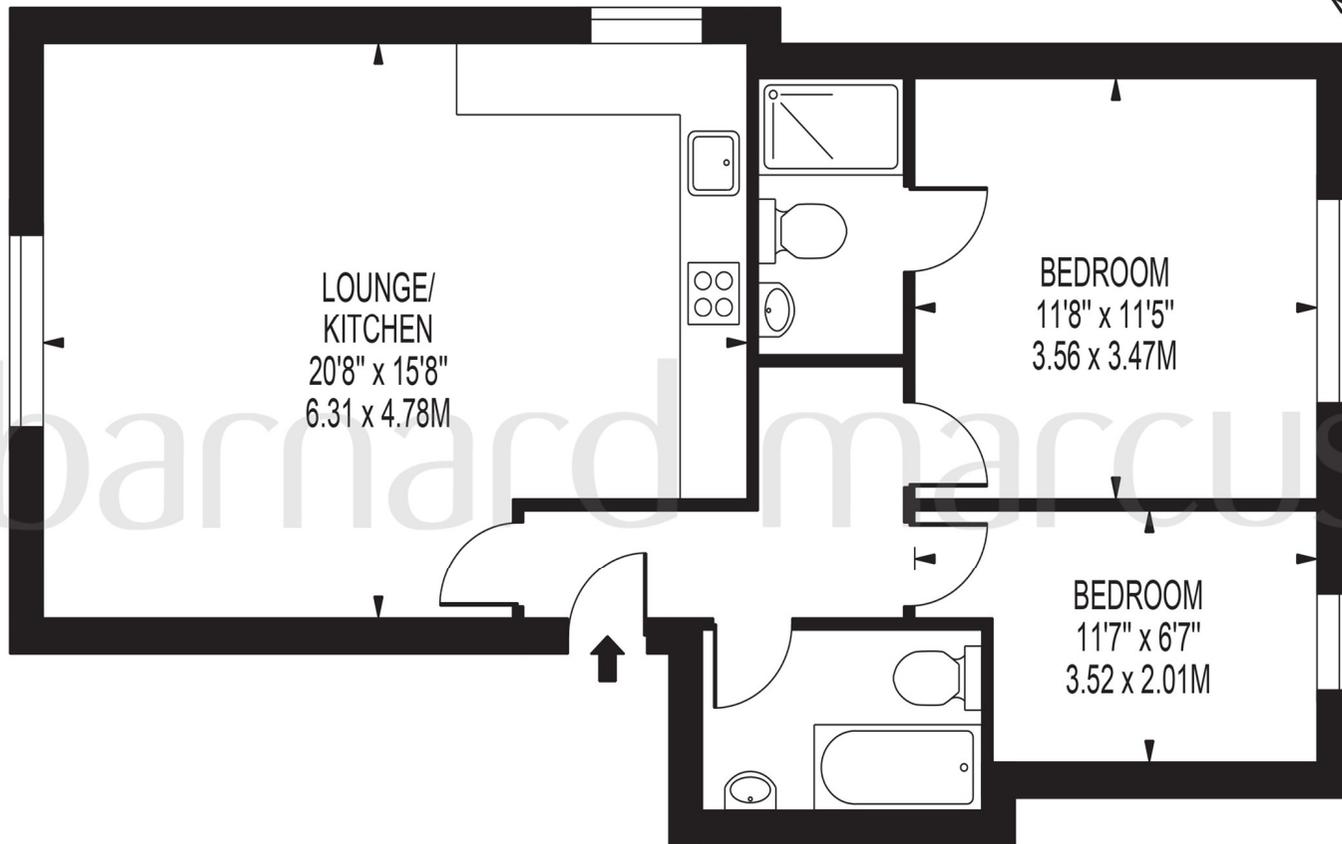
**Kingswood Way, South Croydon**

A beautifully designed first-floor two-bedroom apartment forming part of an exclusive new development in one of South Croydon's most desirable residential pockets.



# KINGSWOOD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 654 SQ FT - 60.79 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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. 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 property features a generous entrance hall with ample storage up in the loft, leading into a stunning open-plan kitchen/reception room with enough space for dining, relaxing and entertaining. The contemporary kitchen is finished to a high specification with sleek units, integrated appliances, and clean lines throughout. You are the only flat on the first floor giving you an exclusive and private feel to the flat. You also have access your own outside area perfect for morning coffee, fresh air or low-maintenance outdoor living.

There are two bedrooms, including a spacious principal bedroom offers a high spec en-suite bathroom, second bedroom along with a modern family bathroom finished with premium fittings. With 654 sq ft of intelligently planned space, the layout feels bright, practical, and easy to live with ideal for first-time buyers or those seeking a strong long-term investment.

welcome to

## Kingswood Way, South Croydon

- Last two flats Remaining
- 2 Bedroom
- Garden
- Allocated Parking
- Long Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Price

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109919](https://barnardmarcus.co.uk/Property/SCS109919)



Property Ref:  
SCS109919 - 0003

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