



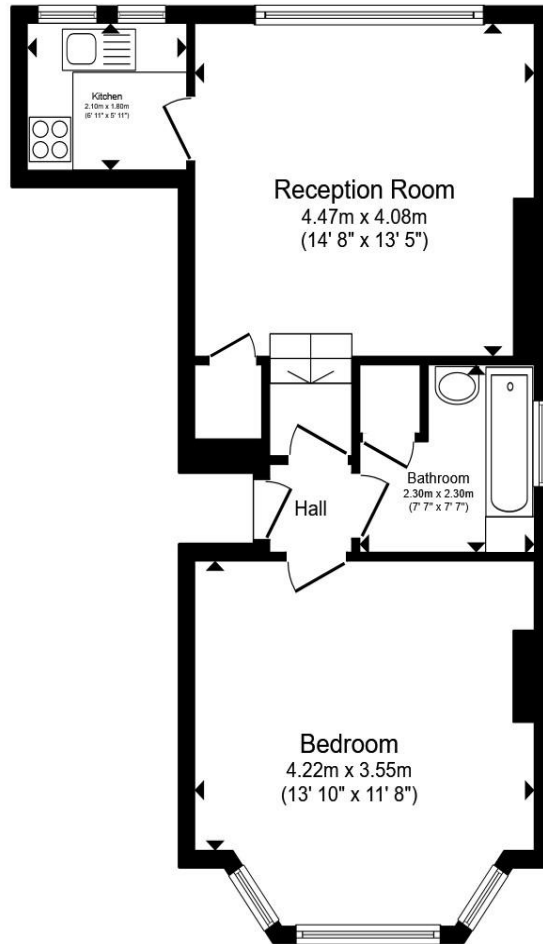
St. Augustines Avenue, South Croydon CR2 6JP

welcome to

St. Augustines Avenue, South Croydon

Offered to the market with no onward chain and a share of freehold, this well-proportioned one double bedroom apartment is an excellent opportunity for first-time buyers or investors alike. Set within an attractive period conversion, the property offers a practical and spacious layout, comprising a bright and generous reception room providing ample space for both living and dining. The separate fitted kitchen is conveniently positioned off the reception room, offering good worktop and storage space. The double bedroom is well-sized and benefits from a bay window, allowing for plenty of natural light and additional floor space. A three-piece bathroom suite and a welcoming entrance hall with useful storage complete the accommodation. Further benefits include access to well-maintained communal gardens, providing outdoor space to enjoy, as well as the added advantage of a share of freehold and a well-balanced layout, making this an ideal home for first-time buyers or investors. Situated on a desirable South Croydon road, the property is within easy reach of South Croydon and Purley Oaks stations, offering direct links into London Bridge and Victoria. Excellent local amenities, well-regarded schools, and green spaces including Croham Hurst Woods and Lloyd Park are all close by, making this a convenient and well-connected location.





Total floor area 50.7 m² (546 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

St. Augustines Avenue, South Croydon

- One double bedroom
- Share of freehold
- Spacious reception room
- Separate kitchen
- Bay-fronted bedroom
- No onward chain
- Popular South Croydon location
- Ideal first-time buy or investment

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1980. 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

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS110070](https://www.barnardmarcus.co.uk/Property/SCS110070)



Property Ref:
SCS110070 - 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.

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.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)