



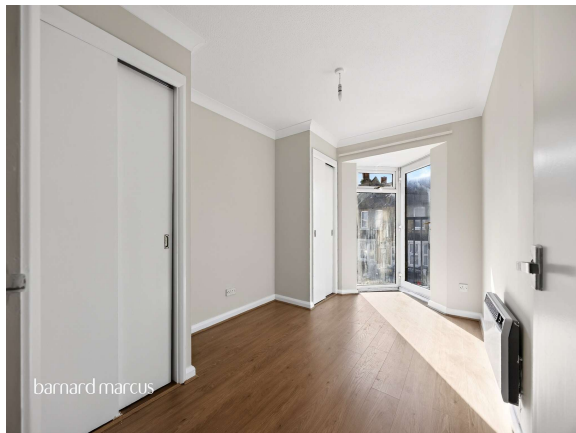
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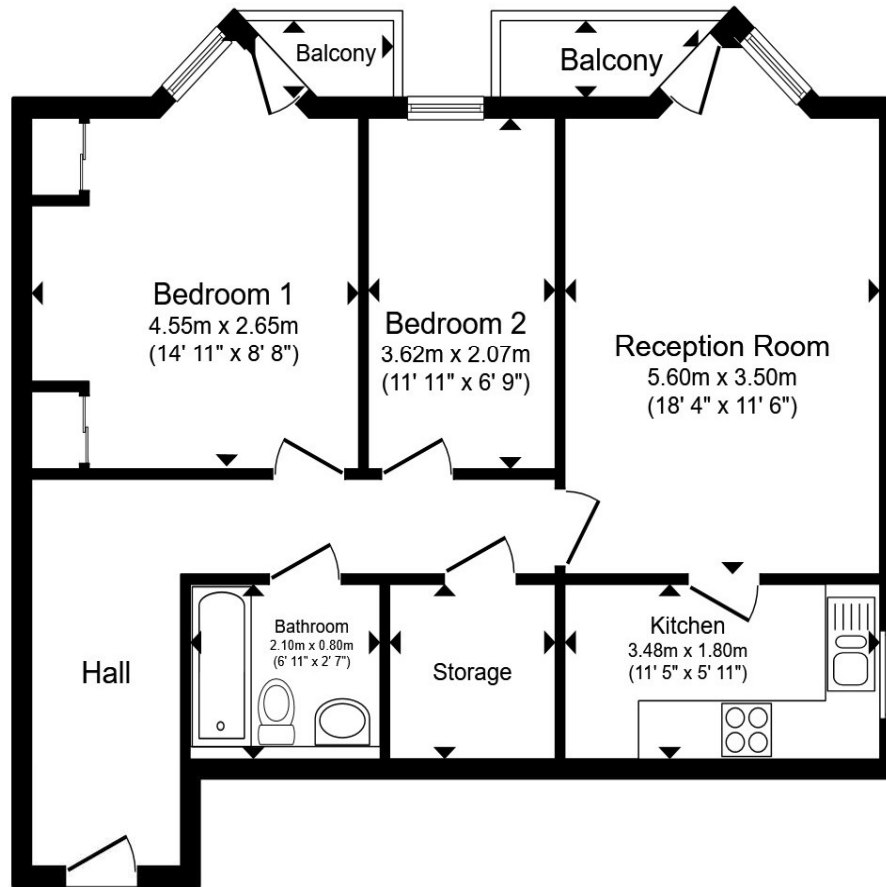
**Merchant Court Lebanon Road, Croydon CR0 6UW**



**welcome to**  
**Merchant Court Lebanon Road, Croydon**

Chain Free 2 bedroom apartment with gated parking, loft, balcony and just a stones throw from East Croydon Station. \*Some images are CGI generated\*





## First Floor

Total floor area 65.0 m<sup>2</sup> (700 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)



Set on the ever popular Lebanon Road in Croydon, this beautifully presented two bedroom apartment offers an exceptional blend of space, light and convenience. Offered chain free with a share of freehold and a long underlying lease, it's a superb opportunity for both first time buyers and investors alike.

The standout living/dining room is a fantastic open space, flooded with natural light from floor-to-ceiling windows and offering ample room for both relaxing and entertaining. A door leads out to a private balcony, perfect for morning coffee or unwinding in the evening. The separate kitchen is well proportioned, featuring generous storage, ample worktop space, a newly integrated oven and hob, and a window for natural ventilation.

The principal bedroom is particularly impressive, complete with two large built in wardrobes, floor to ceiling windows and direct access to a second balcony. The second bedroom is a comfortable single, ideal as a guest room, nursery or home office.

The bathroom is finished in a crisp white suite with a full sized bath and overhead shower. Further benefits include a large hallway storage cupboard, loft access (a rare bonus), allocated gated parking, and access to well maintained communal gardens - perfect for relaxing or summer BBQs. Location is key with this property, just a few minutes walk to East Croydon Station.

welcome to

## Merchant Court Lebanon Road, Croydon

- CHAIN FREE
- Gated Parking
- Balcony
- Stones throw from East Croydon Station
- SHARE OF FREEHOLD - 989 Year Underlying Lease
- Loft

Tenure: Leasehold EPC Rating: D

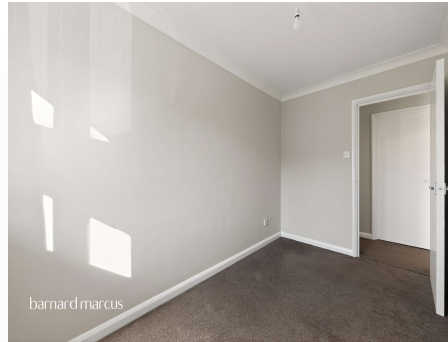
Council Tax Band: C Service Charge: 2100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£265,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113431](https://www.barnardmarcus.co.uk/Property/CRY113431)



Property Ref:  
CRY113431 - 0005

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