

City House, London Road, Croydon CR0 2NS

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welcome to

City House London Road, Croydon

Offered to the market with no onward chain, this well-proportioned one-bedroom apartment benefits from an **reserved bay parking space** and is ideal for first-time buyers or investors alike. Situated within a modern development close to Croydon Town Centre, the property benefits from allocated parking bay and a practical layout throughout. The accommodation comprises a welcoming entrance hall with a useful storage cupboard, leading into a bright and spacious reception room, perfect for both relaxing and entertaining. The separate kitchen is well laid out with ample worktop and cupboard space. The double bedroom offers fitted storage and comfortable proportions, while the bathroom is neutrally finished with a three-piece suite. Further benefits include double glazing, secure entry, and the convenience of being located within close proximity to Croydon University Hospital, making this an excellent option for healthcare professionals. City House is well located on London Road, offering easy access to Central Croydon and its wide range of shops, restaurants, and leisure facilities, including the Whitgift and Centrale shopping centres. West Croydon station is nearby, providing fast links into London Bridge, London Victoria and the Overground network, alongside numerous local bus routes. Residents can also enjoy nearby green spaces such as Duppas Hill Park and Wandle Park, as well as a selection of well-regarded schools in the surrounding area. **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.



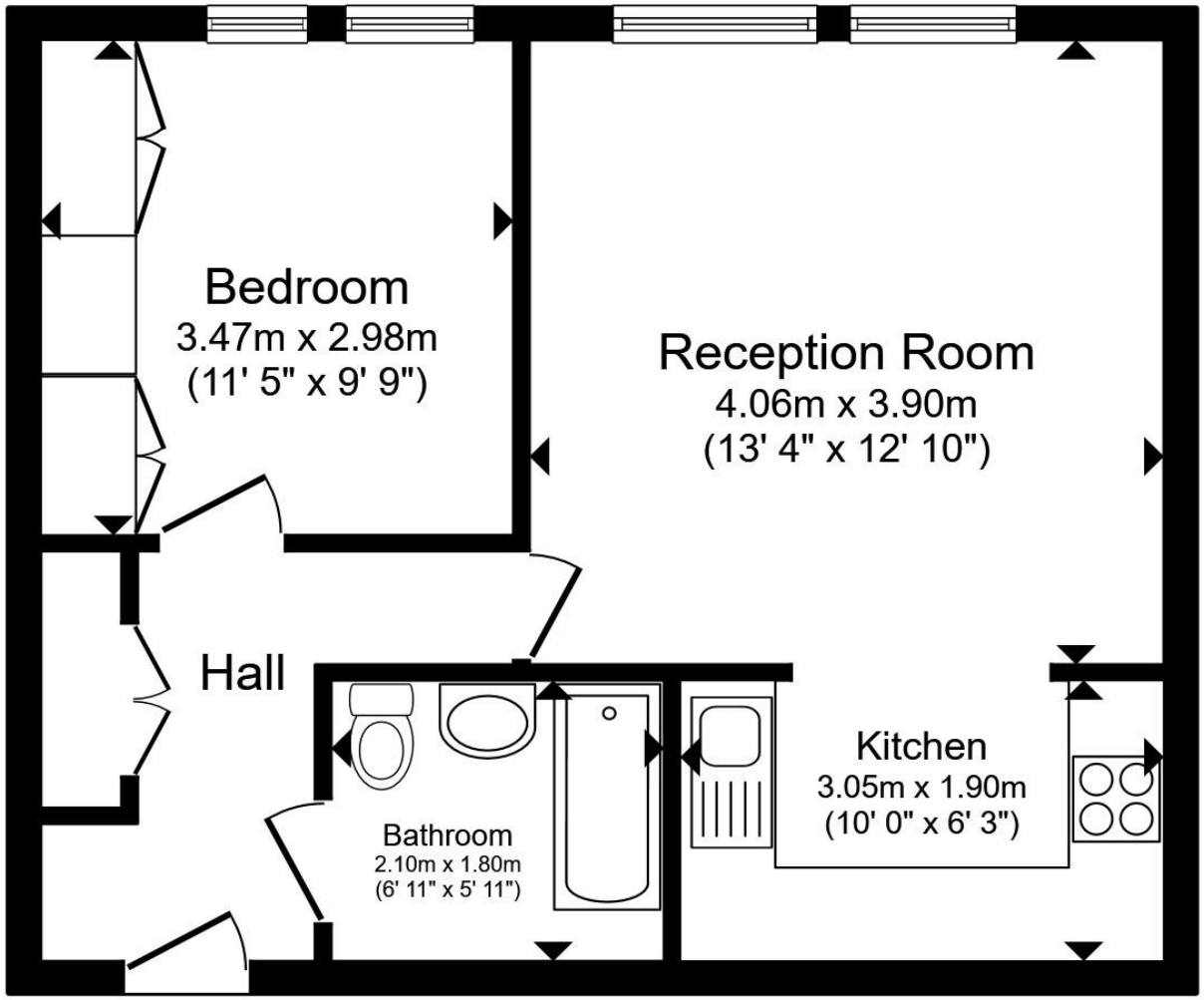














Total floor area 41.8 m² (450 sq.ft.) approx

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

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- One bedroom apartment
- No onward chain
- **Reserved bay parking space**
- Separate kitchen and reception room
- Hallway storage cupboard
- Close to Croydon University Hospital
- Excellent transport links
- Ideal first time purchase, downsizers or investment

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3297.24
Ground Rent: 127.90

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 2008. 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

£135,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114825

The Property Ombudsman

Property Ref:
THH114825 - 0006

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.

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