

Elgin Road, Croydon CR0 6XD

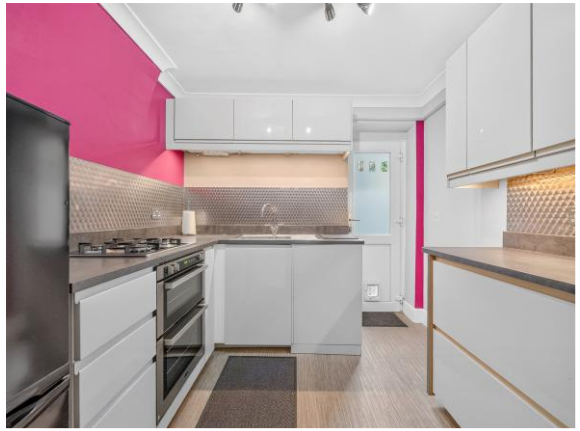
barnard marcus

welcome to

Elgin Road, Croydon

Beautifully presented chain free 1 bedroom apartment, with private garden, no service charges or ground rent . - **Reduced to secure a prompt sale.**

Move in ready and future proofed with brand new £14,000 damp proof course recently completed. 20 yr guarantee transferable to new owner.* Beautifully presented chain free 1 bedroom apartment, with private garden, no service charges or ground rent and conveniently located for great transport links. Located on the ever-popular Elgin Road in Croydon, renowned for its attractive curb appeal and superb convenience for the tram links and East Croydon station, this exceptional one bedroom garden apartment is offered chain free and in truly stunning condition throughout. Accessed via its own private entrance, the property welcomes you into a generous hallway currently utilised as a stylish home office, immediately setting the tone for the space on offer. The characterful living room features a charming fireplace and crisp neutral décor, creating a calm and inviting setting. The bedroom is a well-proportioned double with ample space for furniture, while the spacious bathroom offers a full-size bath and sits alongside a large, practical storage cupboard. The separate kitchen is beautifully designed with sleek gloss handleless units, excellent storage and clever use of space. Conveniently located for great transport links for the tram and both East and West Croydon stations.







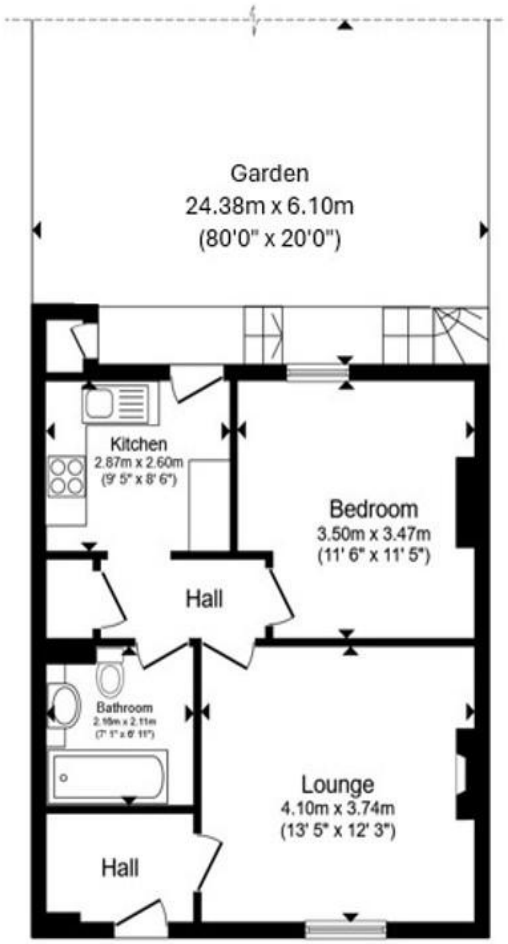






A door leads out to the show-stopping private garden of approximately 80ft - a rare find in the area - with decking, lawn and exciting potential for a garden office (STPP), all enjoying a secluded feel. With a lease of over 900 years, no ground rent and no service charge, this move-in ready home is a rare, low-cost gem in one of the area's most desirable locations.

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.



Floor Plan









Total floor area 46.4 m² (499 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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Elgin Road, Croydon

- CHAIN FREE
- 900+ Year Lease
- No Service Charge
- No Ground Rent
- PRIVATE 80ft GARDEN
- Beautiful Condition
- Own Entrance
- Close to Transport Links

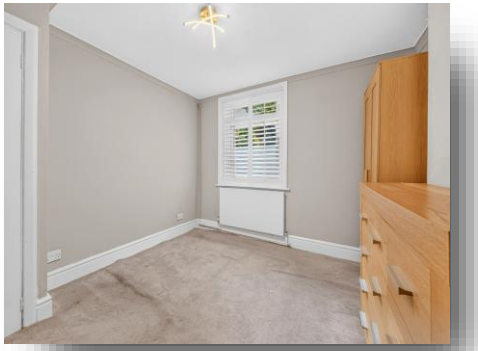
Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113401

The Property Ombudsman

Property Ref:
CRY113401 - 0013

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

020 8680 9226

Croydon@barnardmarcus.co.uk

50 Lower Addiscombe Road, Croydon, Surrey, CR0 6AA

barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.