

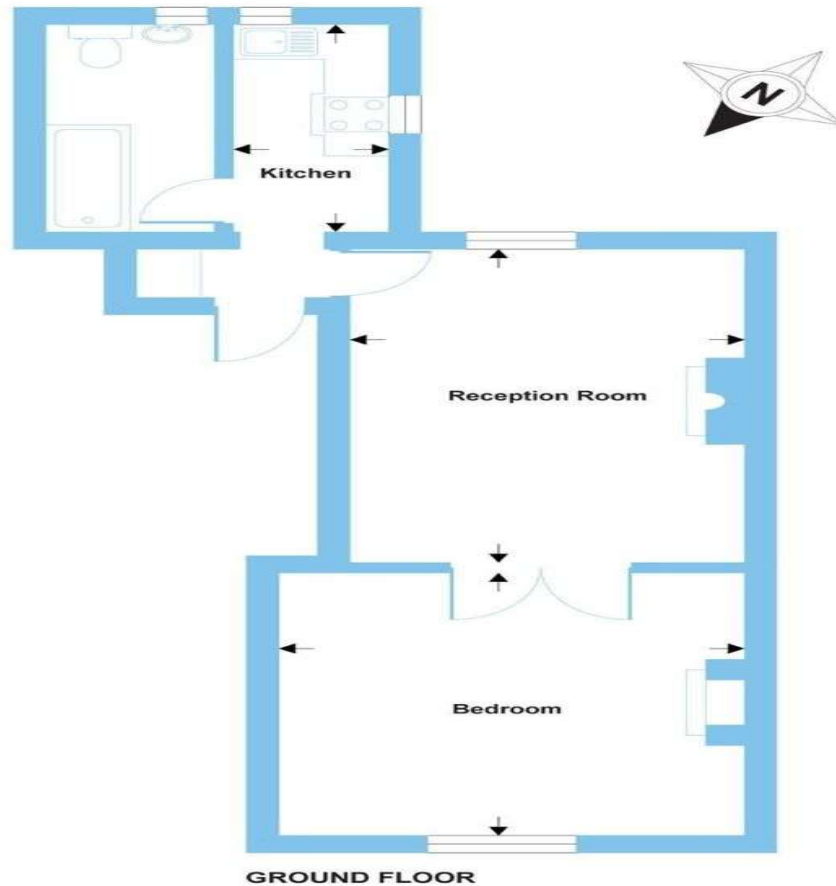


Clyde Road, Croydon CR0 6SU

**welcome to
Clyde Road, Croydon**

Period Conversion 1 Bedroom Flat Full Of Character - Set on a prime road in Addiscombe - SHARE OF FREEHOLD & CHAIN FREE.





Clyde Road, Croydon, CR0

APPROX. GROSS INTERNAL FLOOR AREA 417 SQ FT 38.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 Produced for Barnard Marcus REF : 573729

This beautifully presented upper ground floor, one bedroom period conversion flat is set on the ever-popular Clyde Road and offers a wonderful blend of character, light, and convenience - perfect for first time buyers looking to step onto the property ladder.

From the moment you walk in, the property feels bright and welcoming, with large windows allowing natural light to pour through every room. The layout is both practical and inviting, with a separate kitchen and bathroom positioned just off the entrance. To the right, you'll find a generous reception room that creates a cosy focal point, ideal for relaxing evenings or hosting friends. Double doors lead seamlessly into a spacious bedroom, giving the home an open yet private feel.

The flat is in excellent condition throughout, meaning it's ready to move straight into, and is offered to the market chain-free for a smooth purchase.

One of the standout features is the share of freehold, with no service charges or ground rent, offering both peace of mind and long-term value.

Perfectly positioned, Clyde Road is a prime residential street within easy reach of Addiscombe High Street's cafés, shops, and amenities, as well as excellent transport links and quick access into Croydon Town Centre.

A bright, characterful home in a fantastic location, early viewing is highly recommended.

welcome to

Clyde Road, Croydon

- 1 Bed Period Conversion
- Full Of Natural Light
- Good Condition
- Chain Free
- Share Of Freehold
- Prime Location
- Easy Access to East Croydon
- Amble Storage Space Under Stairwell

Tenure: Leasehold EPC Rating: D

Council Tax Band: B 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.

£230,000



view this property online barnardmarcus.co.uk/Property/CRY112004



Property Ref:
CRY112004 - 0002

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.



Please note the marker reflects the postcode not the actual property



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk