

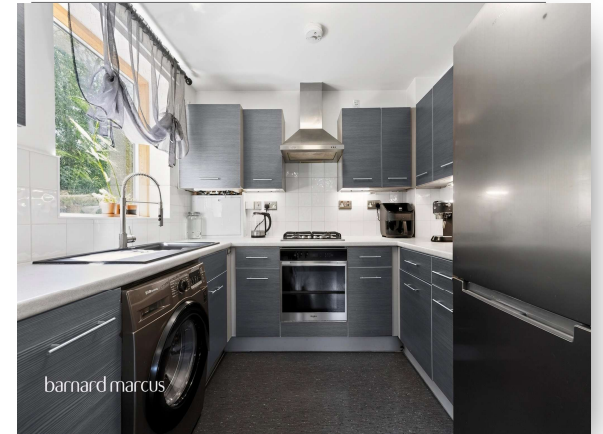
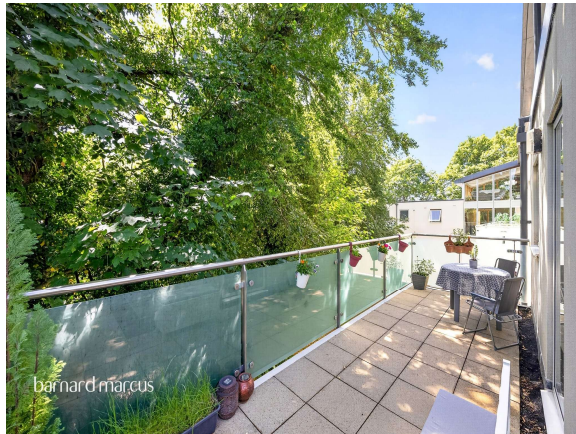


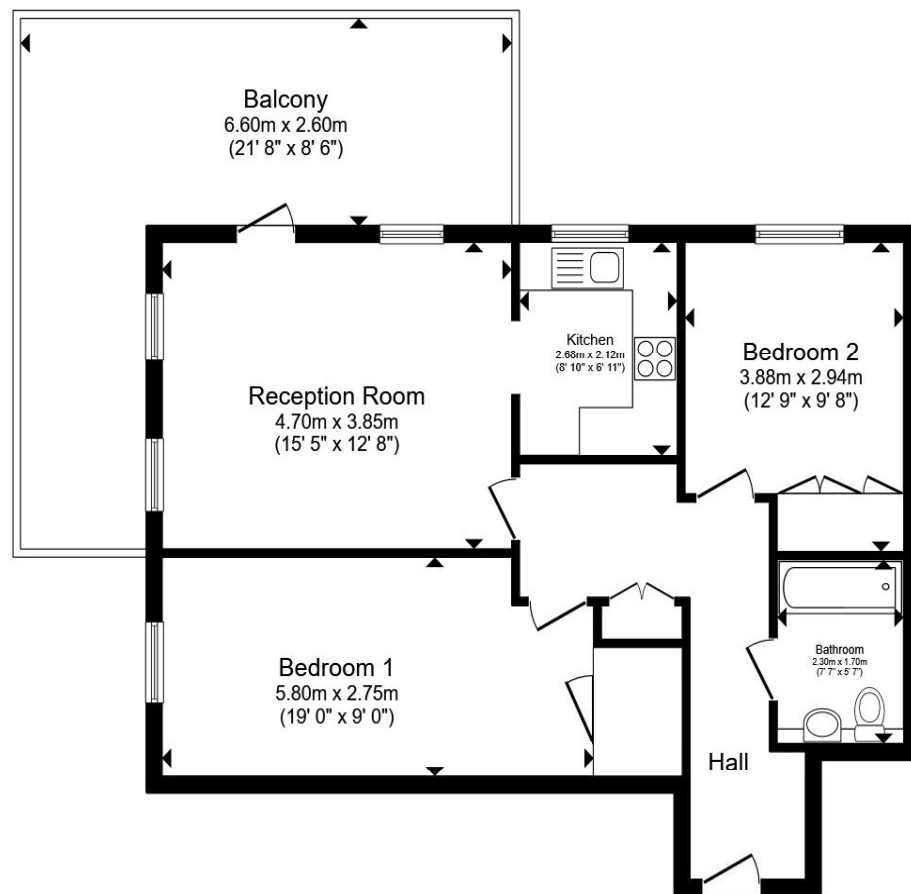
barnard marcus

Vantage Point Sanderstead Road, South Croydon CR2 0LY

welcome to
Vantage Point Sanderstead Road, South Croydon

A beautifully presented two double bedroom flat offering bright and spacious accommodation throughout with a 23 sq m wrap around balcony - offered with no chain!





Second Floor

Total floor area 68.2 m² (734 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



The property is light-filled throughout, whilst offering leafy views and privacy. The spacious reception room is coupled with a sleek modern kitchen, fitted with a range of contemporary units and integrated appliances.

Both bedrooms are generously sized, with the primary bedroom featuring a walk-in wardrobe space and the secondary bedroom has a large built-in wardrobe.

The internal accommodation is completed by a bathroom finished to a high standard and additional storage space in the hallway.

One of the standout features of this superb home is the impressive private balcony, providing an exceptional outdoor space with plenty of room for seating and dining - perfect for enjoying warmer evening or entertaining guests.

Situated on the ever-popular Sanderstead Road, the property is ideally located for a wide range of local amenities, sought after schools, cafes restaurants and supermarkets, while Sanderstead station is just a 1-minute walk away and offers excellent links into central London and surrounding areas.

Finished to a modern standard throughout, this attractive flat combine's comfort and practicality in a highly desirable setting.

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.

welcome to

Vantage Point Sanderstead Road, South Croydon

- Two Double Bedrooms
- Massive Wrap Around Balcony
- Spacious bathroom
- Modern Kitchen & Bathroom
- Walk in Wardrobe with Master Bedroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2783.74

Ground Rent: 267.50

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2026.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108110



Property Ref:
SAN108110 - 0014

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.



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