



barnard marcus

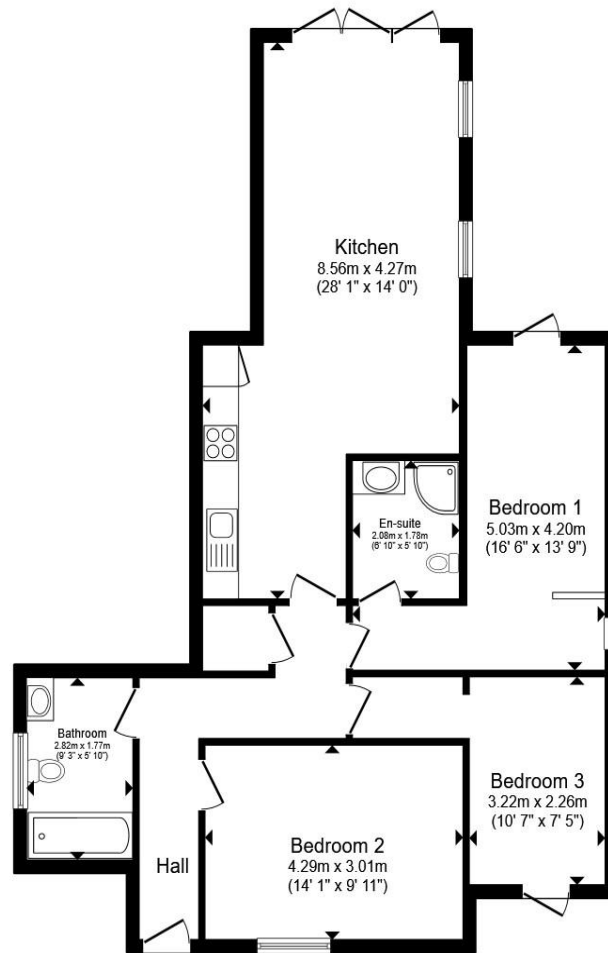
Windmill Road, Croydon CR0 2XN

welcome to

Windmill Road, Croydon, Guide Price £375,000 - £400,000.

This stunning three-bedroom, lower ground floor apartment combines stylish contemporary design with a superb location just moments from West Croydon Station. The property opens into a spacious entrance hall, providing access to a beautifully appointed family bathroom and a well-proportioned double bedroom, perfect for guests, family, or home working. Further along, you'll find the impressive open-plan kitchen, dining and living space, creating a bright and sociable hub for everyday living and entertaining alike. The remaining two bedrooms are positioned just off the main living area, including a generous principal bedroom that benefits from a modern en-suite shower room. At the rear of the apartment, large glazed doors allow an abundance of natural light to fill the space while providing seamless access to a private patio, ideal for outdoor dining, entertaining, or simply unwinding. Finished to an exceptional specification throughout, this brand-new home offers a fantastic opportunity for first-time buyers, professionals, or anyone seeking a high-quality property with excellent transport links and modern comforts in a vibrant and well-connected setting.





Total floor area 84.3 m² (908 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



welcome to

Windmill Road, Croydon

- Share of Freehold
- Three Bedrooms
- Private Patio/Outdoor Space
- Finished to an Excellent Specification Throughout
- Short Walk to West Croydon Station
- Approximate Service Charge: £700 Per Annum
- Ideal First-Time Purchase or Investment Opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: Deleted Service Charge: 700.00

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.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH114907](https://www.barnardmarcus.co.uk/Property/THH114907)



Property Ref:
THH114907 - 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.



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020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



barnardmarcus.co.uk