



Waddon Road, Croydon CR0 4LH

welcome to Waddon Road, Croydon

Chain-free one-bedroom ground floor garden apartment, offering excellent transport links — an ideal choice for first-time buyers or a buy-to-let investment.

Offered to the market chain free, this 1-bedroom ground floor apartment with a private garden is an excellent opportunity for first-time buyers, downsizers, or investors alike. Ideally located on Waddon Road, the property benefits from fantastic transport links and a new lease upon completion.

The accommodation is generously proportioned throughout. The front room is a double bedroom with ample space for furniture. To the rear, a bright and airy living room enjoys double French doors opening onto the private garden, creating a seamless indoor-outdoor flow. The kitchen is also a great size with plenty of storage and enough space for a dining table, while the bathroom is well-proportioned and benefits from a window for natural light. The property is fitted with a new Worcester boiler, ensuring efficient heating and peace of mind for the new owner.

The private rear garden is a real luxury, offering excellent space for entertaining or relaxing, with potential to extend (STPP). The property also enjoys rare side access to the garden. While the home is ready to move into, it could benefit from some minor cosmetic work, allowing buyers to add their own personal touch. With its spacious layout, outdoor space, and superb location close to local transport links, this home is not to be missed.

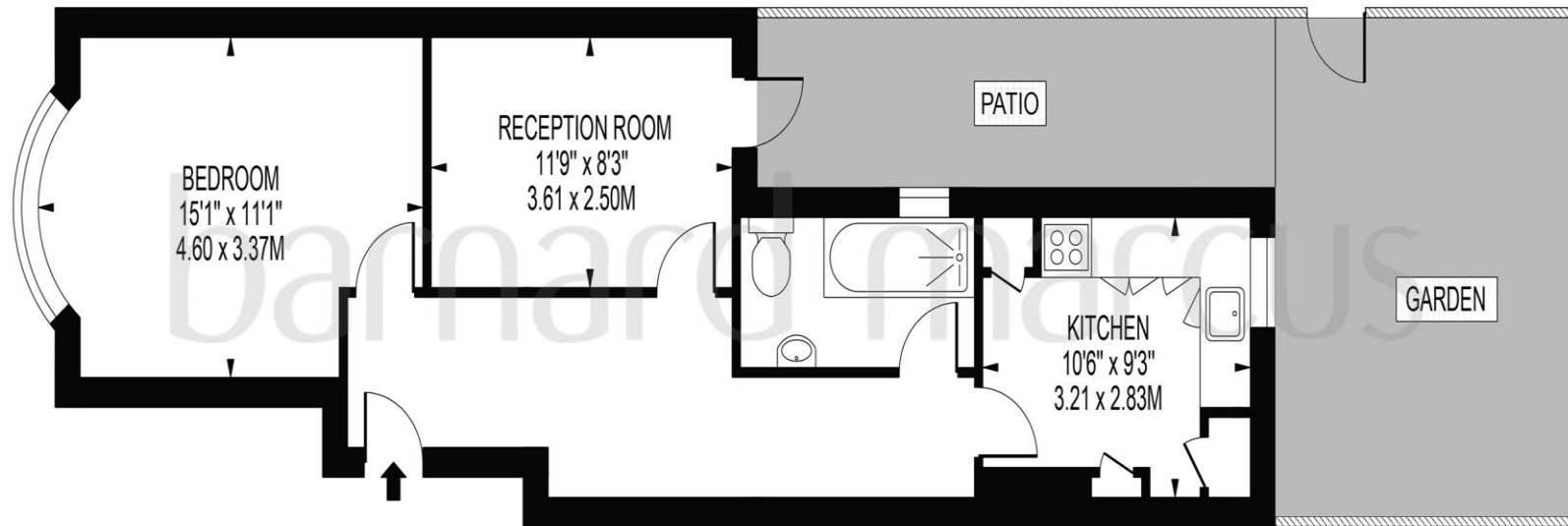
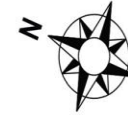
Agents Note: The vendor has advised that a Lease will be drafted to be finalised on completion in preparation for the leasehold title to be registered at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

- Service charge is variable, estimated at approximately £750–£850 per annum.
- Lease term provided is for guidance only; buyers should seek confirmation from their legal representative.
- EPC rating is anticipated to be C, subject to reassessment following installation of a new boiler and updated controls.



WADDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 527 SQ FT - 48.96 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Waddon Road, Croydon

- Private Garden
- Brand new lease
- Chain free
- Spacious rooms
- Great transport links
- New combination Worcester Bosch boiler installed early 2025

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 750.00 – 850.000 approx.

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112909



Property Ref:
CRY112909 - 0008

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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