



barnard marcus

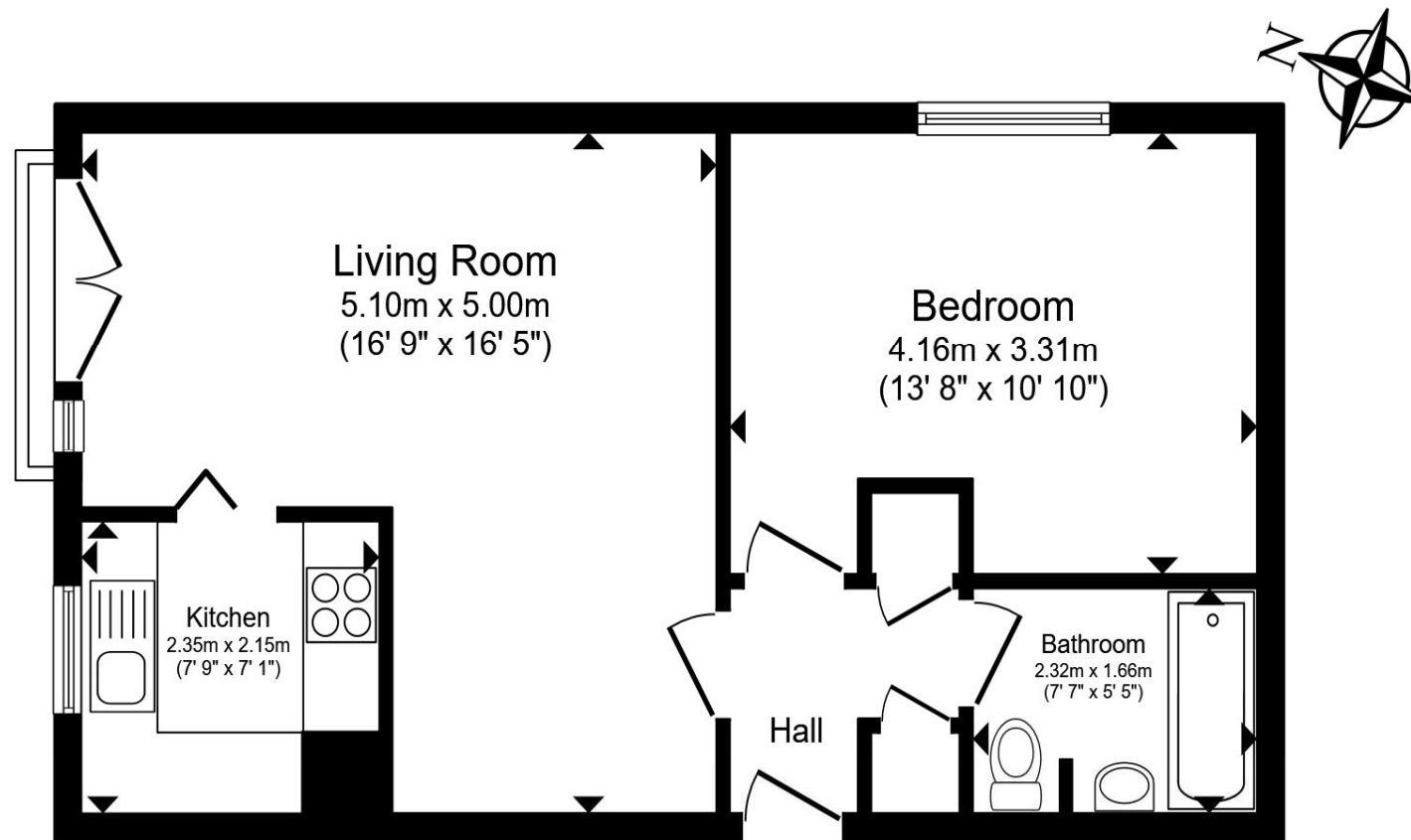
**Arundel House Heathfield Road, Croydon CR0 1EZ**



**welcome to**  
**Arundel House Heathfield Road, Croydon**

Barnard Marcus are proud to present this well portioned one-bedroom share of freehold upper floor flat.





This stunning well-proportioned one-bedroom purpose built upper floor flat is offered to the market on a lease hold basis, decorated to a high standard and ready to move straight into and presents an excellent opportunity for first time buyers, investors or those seeking a low maintenance home. The current owner living here for many years and having spared no expense with the upkeep of this lovely property. The flat is accessed by Entry phone system. On entering the flat you have the entrance hall housing storage cupboards and access to the loft hatch with pull down ladders offering extra storage space. This then leads onto the spacious living room which is filled with natural light, and Patio doors opening onto a Juliet balcony overlooking the communal gardens

Adjoining the living room is a separate well equipped modern kitchen. The flat also boasts a good size bathroom. The double bedroom is of a good size, hosting two built in wardrobes. The local transport links are good with South Croydon Train station just a few minutes walking distance which makes this property ideal for commuters. Early viewing is recommended to fully appreciate the space and potential this property has to offer. Broadband is with EE and can also be switched to O2, Virgin and Talk.

Total floor area 46.5 m<sup>2</sup> (500 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](http://www.propertybox.io)



welcome to

## Arundel House Heathfield Road, Croydon

- No Chain
- Bright and Spacious
- New Fuse Box
- Loft for extra storage
- Fitted modern kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1248.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS110067](https://www.barnardmarcus.co.uk/Property/SCS110067)



Property Ref:  
SCS110067 - 0003

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.



barnard marcus



**020 8681 6744**



[SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)



17 Selsdon Road, SOUTH CROYDON, Surrey,  
CR2 6PY



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)