



Rowland Court, Addiscombe Road, Croydon CR0 6SH

welcome to

Rowland Court Addiscombe Road, Croydon

A larger than average 1 bedroom apartment with secure underground parking ideally located for East Croydon Station and tram links.

This spacious and exceptionally bright one-bedroom apartment occupies a desirable corner position on Addiscombe Road, just moments from East Croydon Station, making it an outstanding choice for commuters. Flooded with natural light throughout, the property offers generous accommodation rarely found in a one-bedroom apartment. The welcoming entrance hall includes useful built-in storage, while the well-proportioned double bedroom provides ample space for a large bed and additional furniture. The bathroom features a full-size bath with mixer tap shower attachment, a handy storage cupboard and a skylight window.

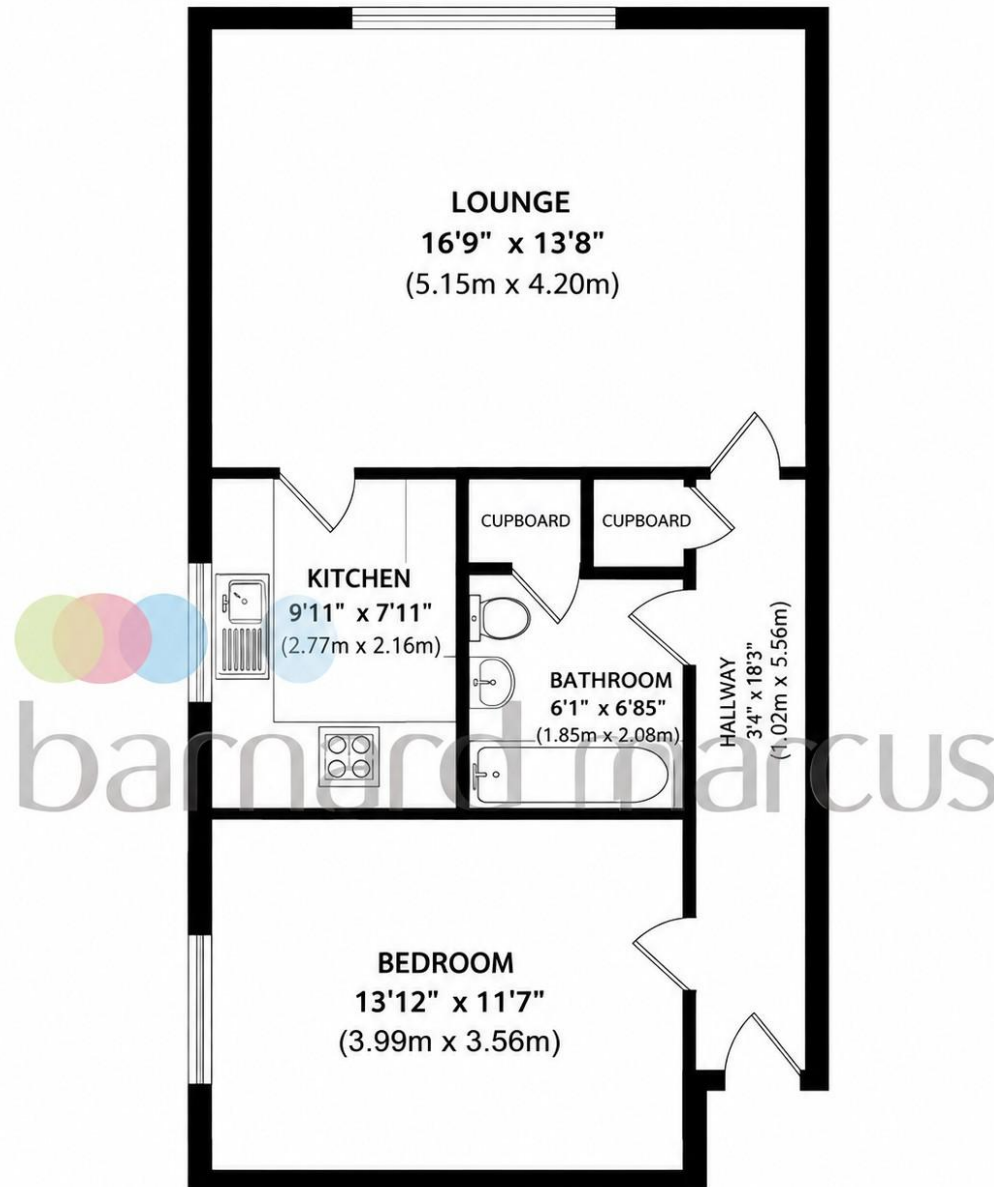
The standout feature is the impressive living/dining room, offering an abundance of space for lounge furniture, a dining area and even a dedicated home office. Floor-to-ceiling windows create a bright and airy environment throughout the day. The separate, updated kitchen is larger than most, boasting extensive cupboard storage, generous worktop space and a window for natural ventilation.

Further benefits include a long lease, secure gated underground parking with an allocated space, visitor parking bays, and very reasonable service charges which have remained unchanged for the past three years. The building also benefits from a new roof installed in 2018, complete with a 25-year guarantee.

Ideally positioned within walking distance of East Croydon Station, Tramlink, bus routes, shops, restaurants and parks, this is a superb opportunity to acquire a spacious and well-maintained home in one of Croydon's most convenient locations.

Agents Note: 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.





Gross Internal Area Approx:
51.38 sqm / 555 sqft

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- Great Transport Links
- Secure Underground Gated Parking
- 555sqft
- 136 Year Lease Remaining
- Reasonable Service Charges
- Council Tax Band B
- No Cladding

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2142.92

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 153 years from 25 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113412



Property Ref:
CRY113412 - 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.

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