



barnard marcus

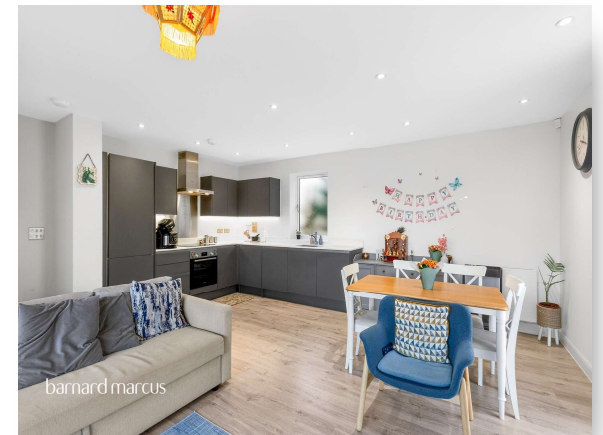
Oakmount House Selborne Road, Croydon CR0 5FA

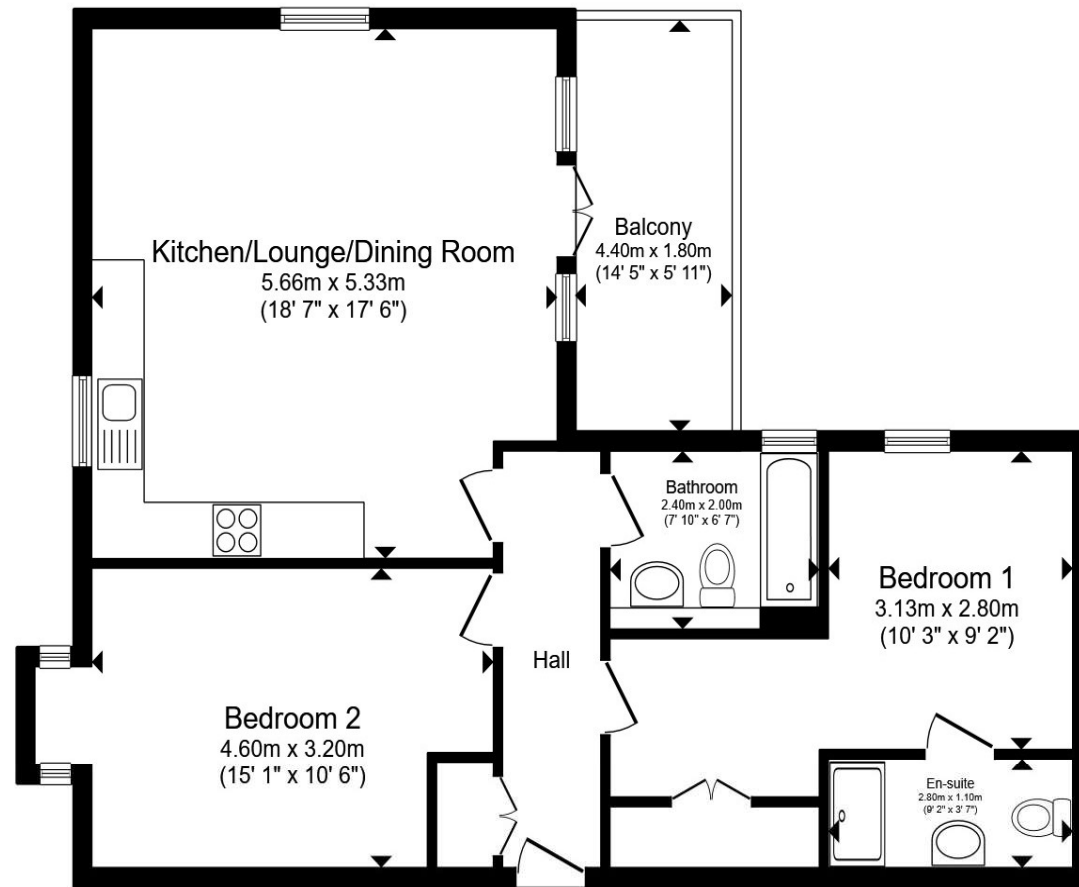


welcome to

Oakmount House Selborne Road, Croydon

Luxury 2 bed, 2 bath stylish share of freehold apartment with over 800sqft of accommodation located in prime Park Hill, 6 year build warrantee and EV allocated parking. 999 years on lease.





Floor Plan



A stunning two bedroom, two bathroom apartment spanning over 800sqft, set on Selbourne Road - one of the most desirable roads on Park Hill, Croydon. Just 4 years old, the property benefits from the remainder of a 10 year build warranty, offering peace of mind.

The standout feature is the impressive open plan living/kitchen space, flooded with triple aspect natural light via floor to ceiling windows and French doors opening onto a large private terrace balcony- perfect for morning coffee or evening relaxation. The sleek, fully integrated kitchen boasts handleless units, dishwasher, electric oven and hob, fridge freezer and washing machine, with ample space for both living and dining areas.

The principal bedroom is truly exceptional, featuring floor to ceiling windows, a stylish en suite shower room and integrated wardrobe/dressing area. Bedroom two is equally generous, ideal as a double bedroom or versatile home office space. The main bathroom is finished to a timeless standard with full size bath, overhead shower and window for ventilation. A handy hallway storage cupboard adds practicality.

Further benefits include lift access, smart intercom system, allocated parking with EV charging points, and secure cycle storage.

A premium home in a sought after location, this is not one to be missed.

Total floor area 74.7 m² (804 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

Oakmount House Selborne Road, Croydon

- SHARE OF FREEHOLD with 999 years on lease
- 2 Bathrooms
- Large Private Balcony
- EV Charging and Contemporary Integrated Kitchen
- Private Allocated Parking and Lift
- PARK HILL
- 6 Year Build Warrantee
- Floor to Ceiling Windows

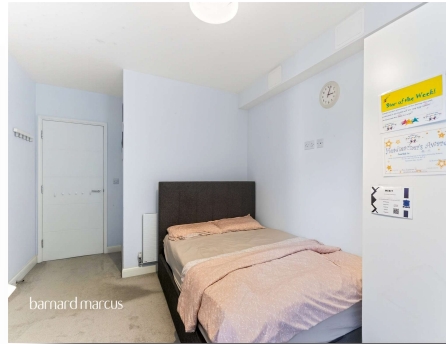
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2640.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. 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 **£400,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113167



Property Ref:
CRY113167 - 0005

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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