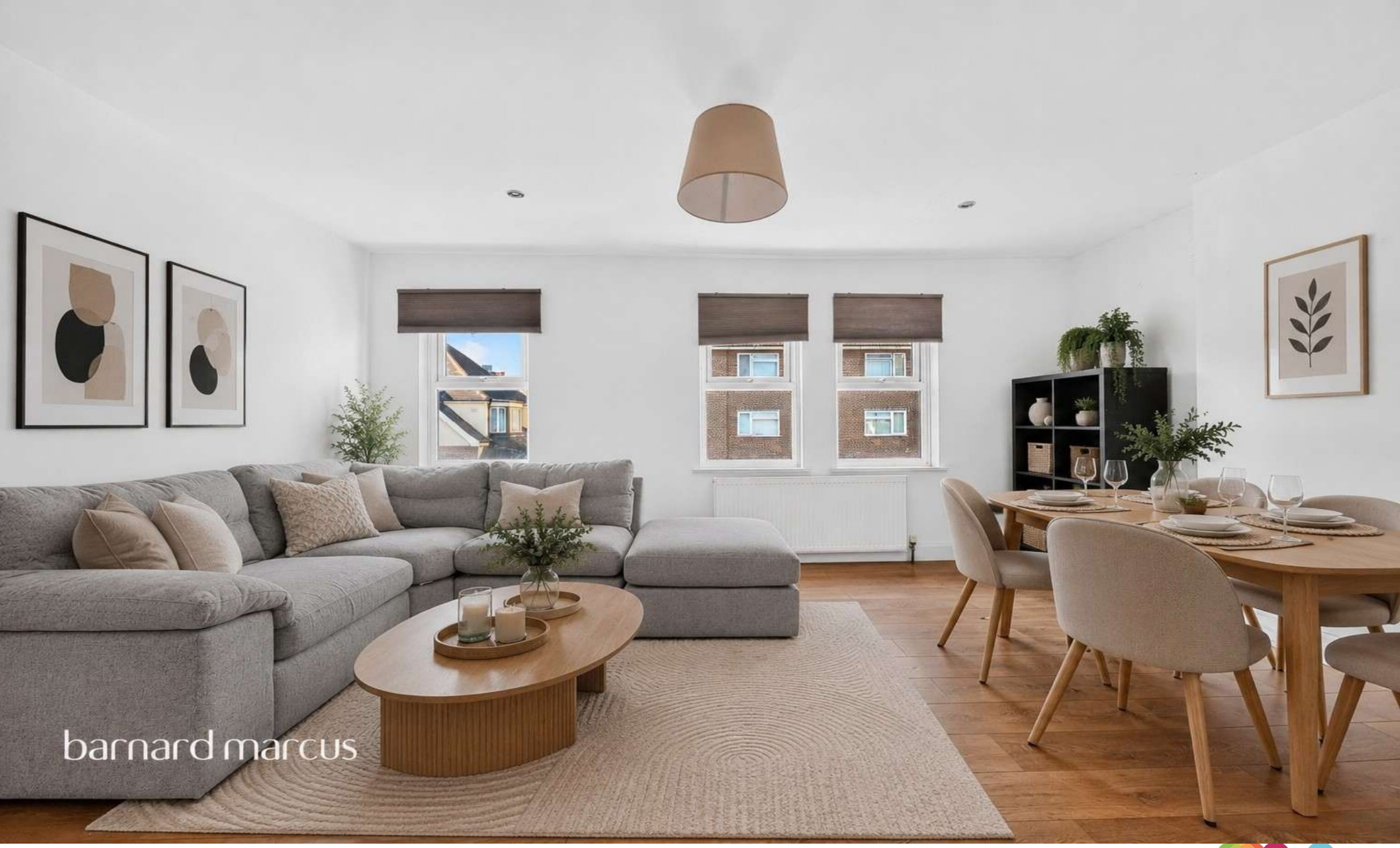


Flat 2, 24 Clarence Road, CROYDON CR0 2EN

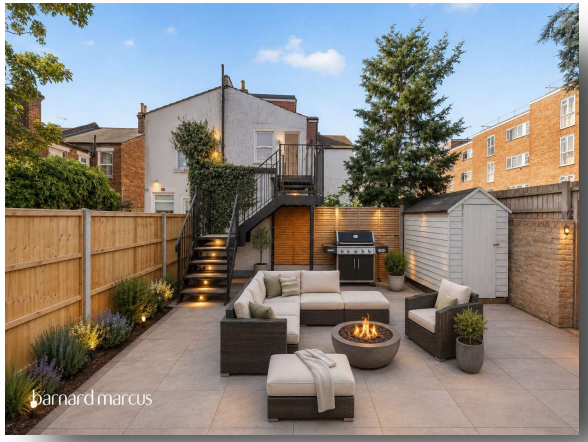
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welcome to

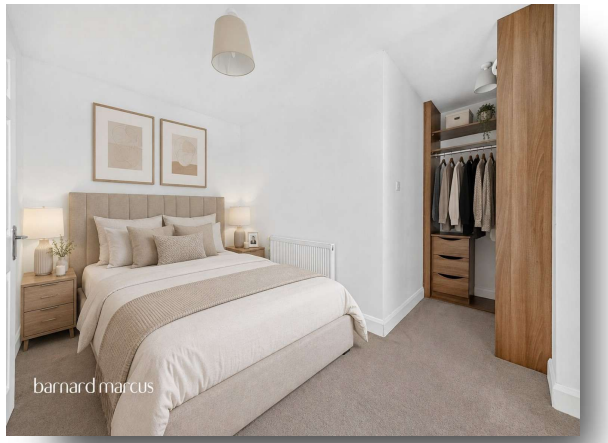
Flat 2 Clarence Road, CROYDON

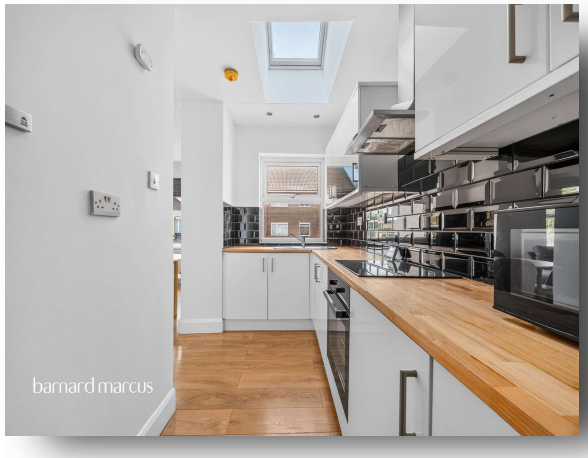
** Guide price £260,000-£280,000 **Beautifully presented 2 double bedroom chain free apartment with Private Garden on a quiet residential cul-de-sac. *Some images are CGI generated*

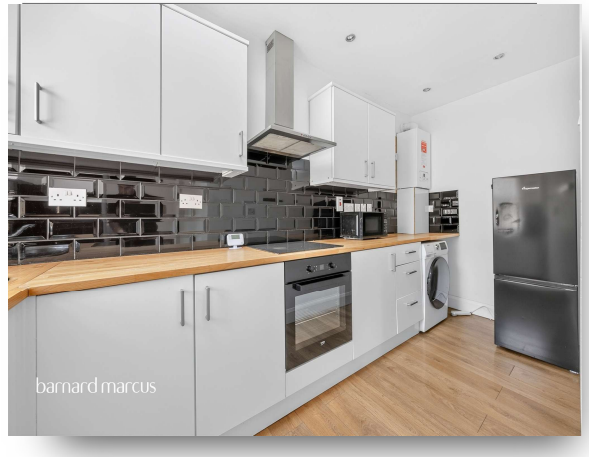


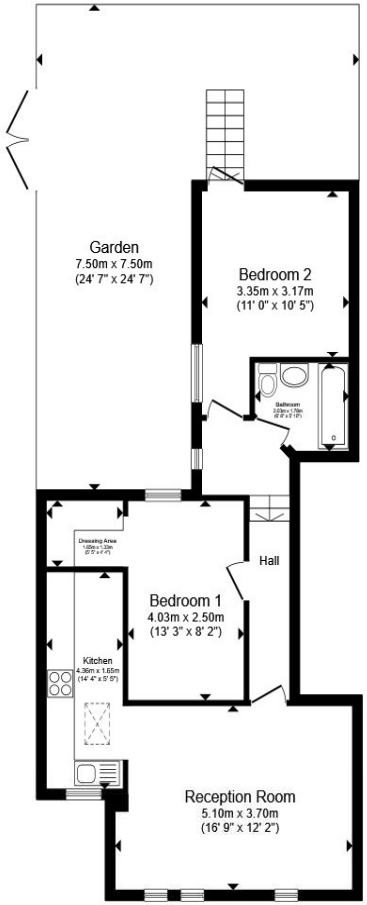












First Floor

Total floor area 61.2 m² (659 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

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Presented to a high standard and offered chain free, this beautifully refurbished two double bedroom apartment is move in ready and an ideal purchase for first-time buyers.

The property offers a spacious and inviting living/dining room, providing ample space for all your furniture as well as potential for a dedicated work from home area. The modern kitchen is thoughtfully separated from the main living space and features stylish gloss-finish units, metro tiled splashbacks, fitted oven, hob and extractor hood.

The impressive principal bedroom enjoys views over the private garden and benefits from a unique built in walk in wardrobe/dressing area. The second bedroom is another generous double with plenty of room for bedroom furniture and direct access to the garden.

A real highlight of the property is the large private rear garden, designed for low maintenance with paved areas ideal for outdoor dining, entertaining or relaxing on summer evenings. Double gates provide the option of utilising part of the garden for off street parking if desired.

Completing the accommodation is a modern family bathroom with neutral tiling, a full size bath and overhead shower.

With a 115 year lease and conveniently located close to Selhurst Station and a wide range of local amenities, this is a fantastic opportunity to secure a stylish and well presented home in a highly accessible location.

welcome to

Flat 2 Clarence Road, CROYDON

- LARGE PRIVATE GARDEN
- CHAIN FREE
- Off Street Parking
- 2 Double Bedrooms
- Cul-de-sac

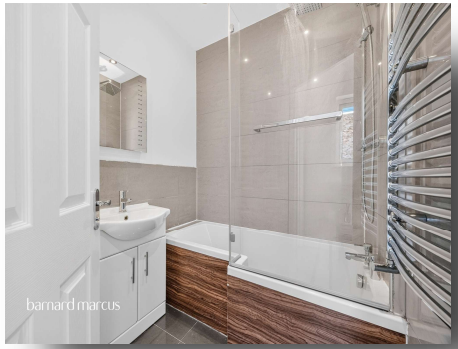
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2000.00
Ground Rent: 150.00

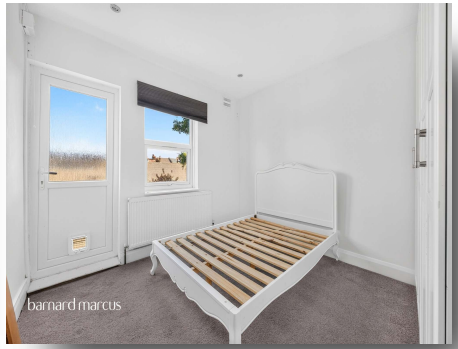
This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Feb 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

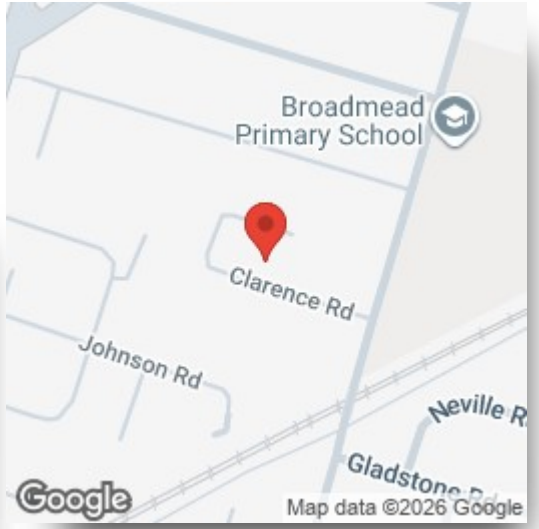
guide price

£260,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113697

The Property Ombudsman

Property Ref:
CRY113697 - 0011

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

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.