



barnard marcus

Waddon Road, Croydon CR0 4LH

welcome to
Waddon Road, Croydon

Barnard Marcus are proud to present this stunning larger than average two double bedroom split level apartment to the market, with scope to extend (STPP)





Total floor area 114.8 m² (1,235 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

Barnard Marcus are proud to present this immaculate two double bedroom split level apartment to the market. This property comprises of; Living room, Two Huge Bedrooms and a family sized bathroom. This property also has a large loft, which may be converted. This property also benefits from; Double Glazing, Gas Central Heating, Walking distance to Croydon Town Center and is offered to the market with no onward chain. Call Barnard Marcus on 0208 680 9226 to arrange your viewing.

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Waddon Road, Croydon

- Two Double Bedroom Apartment
- Approx 1275 sq ft
- Excellent condition throughout
- Scope for extension (STPP)
- Chain Free
- Split Level

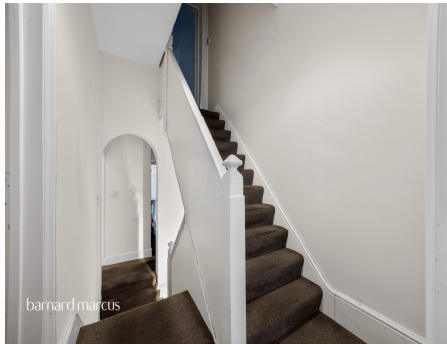
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 164 years from 24 Jun 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113216



Property Ref:
CRY113216 - 0002

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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