



Sycamore Close, South Croydon CR2 7LN

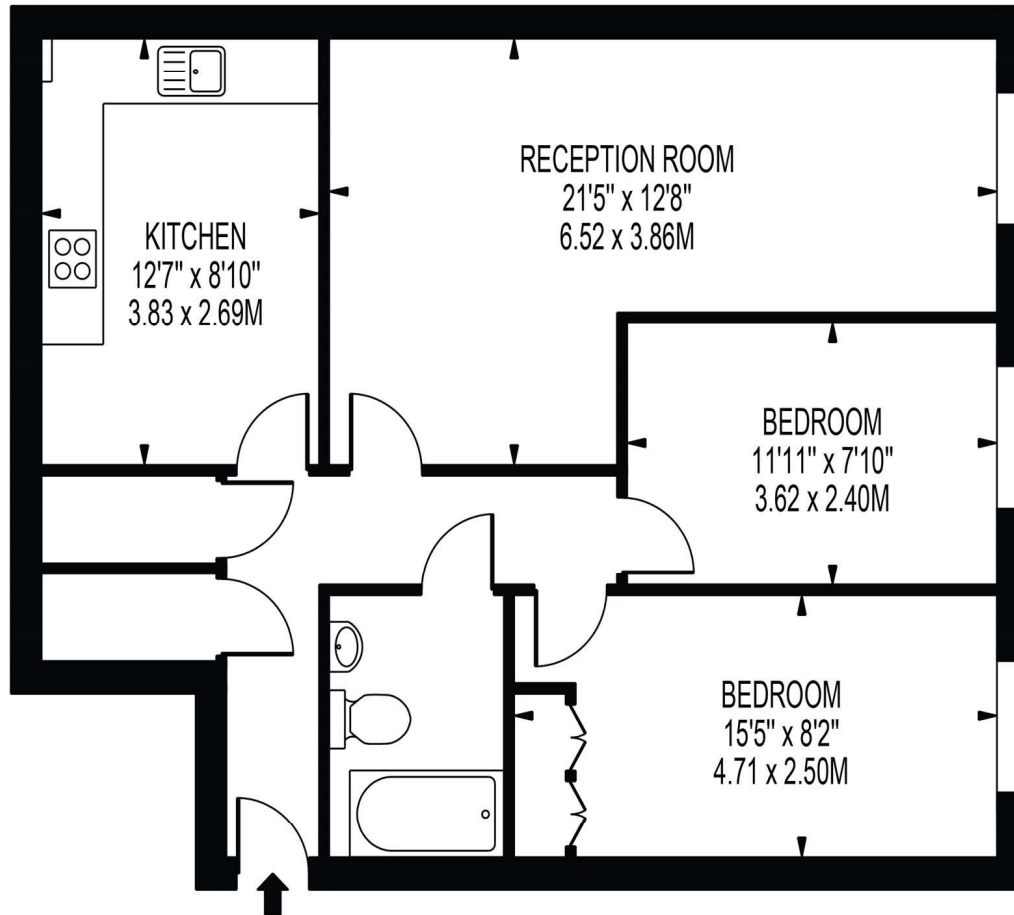
welcome to
Sycamore Close, South Croydon

A two-bedroom ground floor apartment located on the sought-after Normanton Road.



SYCAMORE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 716 SQ FT - 66.51 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A two-bedroom ground floor apartment located on the sought after Normanton Road, the accommodation is well laid out and comprises of two bedrooms, lounge, separate kitchen and family bathroom and externally there is an allocated parking space. Normanton Road is located within walking distance from the restaurant quarter in South End which boasts an array of shops including Tesco express, many restaurants and great places for a coffee. There is easy access to Selsdon High Street which has Sainsburys and Lidl, Purley with 24 hour Tesco and Waitrose in Sanderstead. South Croydon train station is within walking distance and East Croydon train station is a short bus ride away providing fantastic links into Victoria, London Bridge, Gatwick and surrounding areas which makes this property ideal for commuters/first time buyers or buy to let investors. For those who enjoy the outdoors there are many green spaces including Lloyd Park, Addington Hills, Croham Hurst and Coombe Wood Gardens along with various golf courses like Croham Hurst and Purley Downs.

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.

welcome to

Sycamore Close, South Croydon

- Two-bedroom apartment
- Large reception room
- Ground floor
- Allocated parking space
- Nearby to South Croydon train station

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2675.06

Ground Rent: 320.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2001.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109491



Property Ref:
SCS109491 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk