



barnard marcus

Alhambra House, St. Michaels Road, Croydon CR0 2ZA

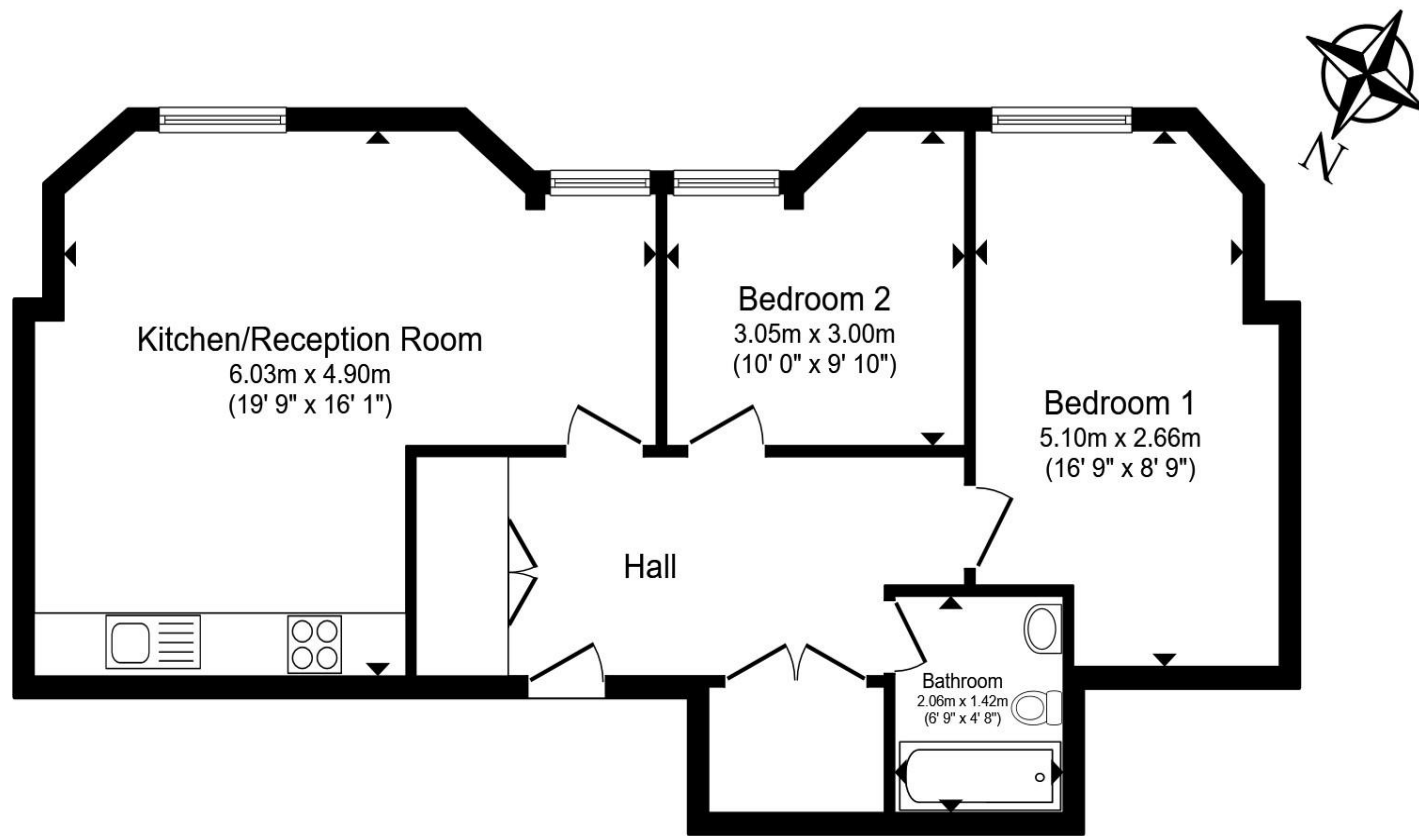
welcome to

Alhambra House St. Michaels Road, Croydon

A bright and spacious two bedroom apartment situated within Alhambra House, Croydon, offering modern accommodation and a superb open-plan living space. Positioned on the second floor, the property offers approximately 719 sq ft of accommodation and features an impressive open-plan kitchen/reception room measuring over 19ft in length, providing plenty of space for both living and dining. There are two well-proportioned bedrooms, including a particularly generous principal bedroom, alongside a modern bathroom and welcoming entrance hall. Alhambra House is conveniently located close to West Croydon Station, providing excellent transport connections into Central London and the surrounding areas. Croydon town centre is also within easy reach, offering a wide selection of shops, restaurants, cafés and everyday amenities. The property will also benefit from a new 125-year lease, making this an excellent option for buyers looking for a spacious and well-connected modern apartment.

Agents Note: (1) 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. (2) The leasehold title to the property is pending registration at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.





Second Floor

Total floor area 66.8 m² (719 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

Alhambra House St. Michaels Road, Croydon

- Spacious two-bedroom apartment
- 719 sq ft
- Impressive 19ft+ open-plan kitchen/reception room
- Second-floor position
- Excellent transport links
- New 125-year lease upon completion

Tenure: Leasehold EPC Rating: C

Service Charge: 2000.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Sep 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113836



Property Ref:
CRY113836 - 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.

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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