



**Oriana Court Crunden Road, South Croydon CR2 6GZ**

**welcome to**

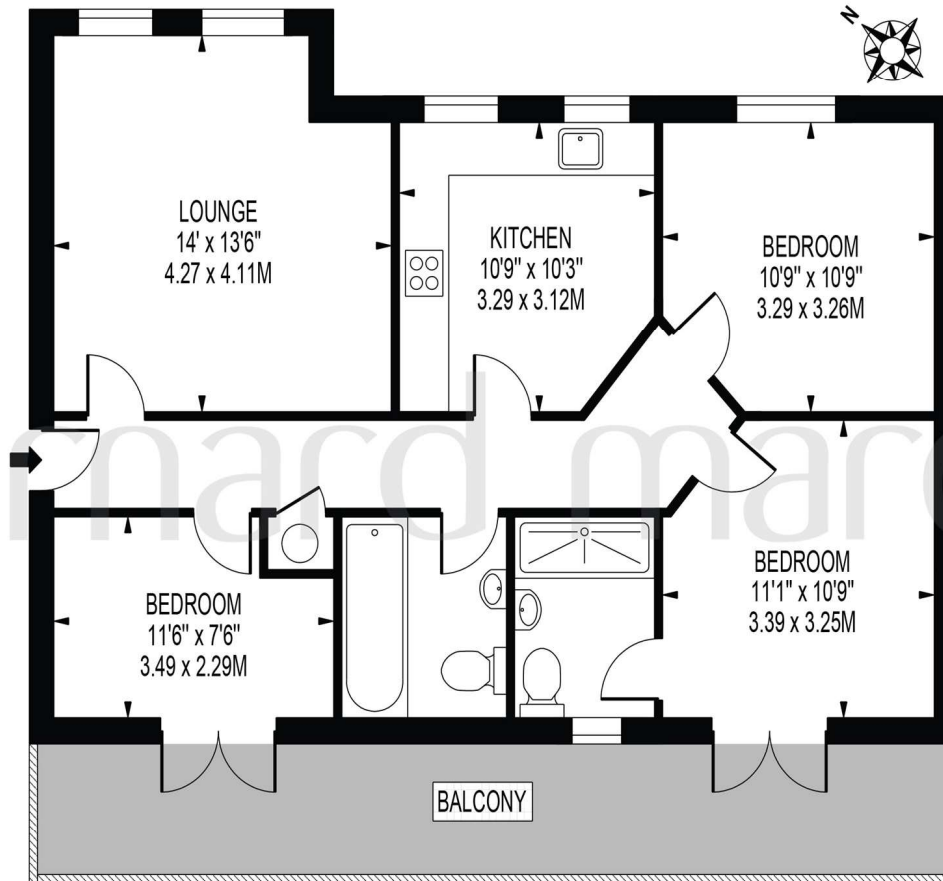
**Oriana Court Crunden Road, South Croydon**

Viewing is highly recommended to fully appreciate this spacious and well-presented three-bedroom first-floor apartment, set within a modern purpose-built development and benefitting from allocated parking, a long lease and no onward chain.



## ORIANA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 817 SQ FT - 75.86 SQ M



### SECOND FLOOR

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.

The accommodation comprises a bright reception room with access to a private balcony, a modern fitted kitchen, three bedrooms including a principal bedroom with en-suite, and a contemporary family bathroom. Further features include double glazing, gas central heating, and well-proportioned rooms throughout, making the property ideal for families, professionals, or buy-to-let investors alike.

Oriana Court is conveniently located on Crunden Road, CR2, offering excellent access to local amenities, including a variety of shops, cafés, bars and restaurants. South Croydon and surrounding stations provide direct links into Central London, while regular bus routes serve Croydon town centre and neighbouring areas. The property is also well positioned for green open spaces and everyday conveniences, combining suburban calm with outstanding connectivity.

Offered to the open market with no upward chain, this superb apartment represents a fantastic opportunity for those seeking space, modern living and location convenience.

welcome to

## Oriana Court Crunden Road, South Croydon

- Three-bedroom
- First floor with private balcony
- Long lease, allocated parking & no onward chain
- En-suite to principal bedroom plus family bathroom
- Excellent transport links, shops & amenities nearby

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2548.22

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 27 Feb 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

**£350,000**



view this property online [barnardmarcus.co.uk/Property/SCS110129](https://barnardmarcus.co.uk/Property/SCS110129)



Property Ref:  
SCS110129 - 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.



barnard marcus



**020 8681 6744**



[SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)

Please note the marker reflects the  
postcode not the actual property