Rectory Grove, Croydon CR0 4JA

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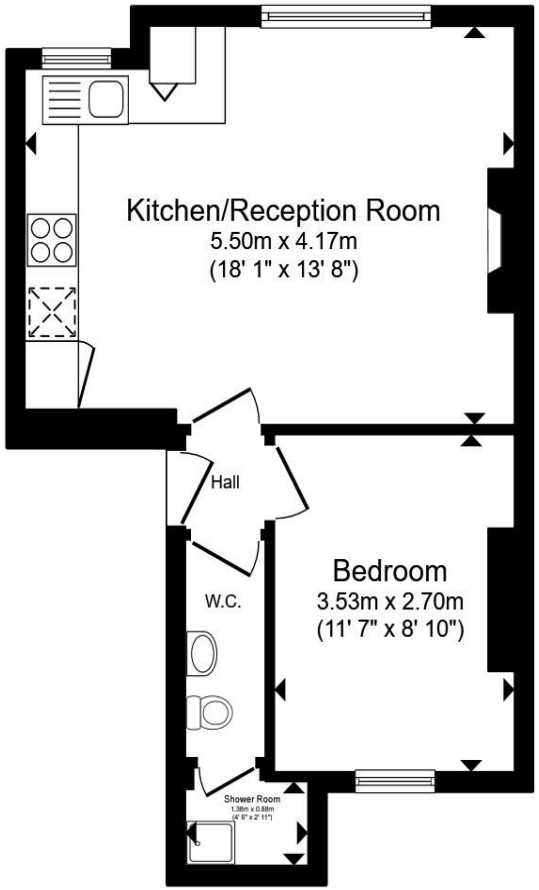
welcome to

Rectory Grove, Croydon

Situated on the sought-after Rectory Grove, this beautifully presented one-bedroom conversion flat offers spacious and contemporary accommodation, ideally suited to first-time buyers, investors, or those looking to downsize. Occupying part of an attractive period building, the property features a generously sized open-plan kitchen/reception room measuring over 18ft, creating an excellent space for both everyday living and entertaining. The modern fitted kitchen offers ample storage and integrated appliances, while the double bedroom provides comfortable accommodation with plenty of natural light. A stylish shower room and separate W.C. complete the property. The flat has been well maintained throughout and is ready to move straight into, blending modern finishes with the character and charm associated with conversion properties. Rectory Grove is conveniently positioned for Croydon's extensive range of shops, restaurants, bars and leisure facilities. Excellent transport links are available via East Croydon and South Croydon stations, providing frequent services into Central London and beyond. Viewing is highly recommended to appreciate the accommodation and location on offer. **Agents Note: 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.**



First Floor

Total floor area 36.8 m² (396 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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Rectory Grove, Croydon

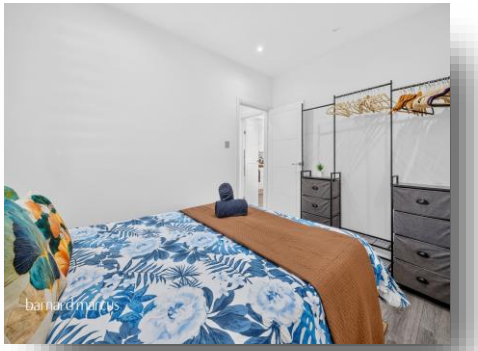
- One-bedroom conversion flat
- First-floor accommodation
- Spacious 18ft open-plan kitchen/reception room
- Stylish shower room with separate W.C.
- Well presented throughout
- Ideal first-time purchase or investment
- Convenient for East Croydon and South Croydon stations

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 844.14
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY111695

The Property Ombudsman

Property Ref:
CRY111695 - 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.

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