



barnard marcus

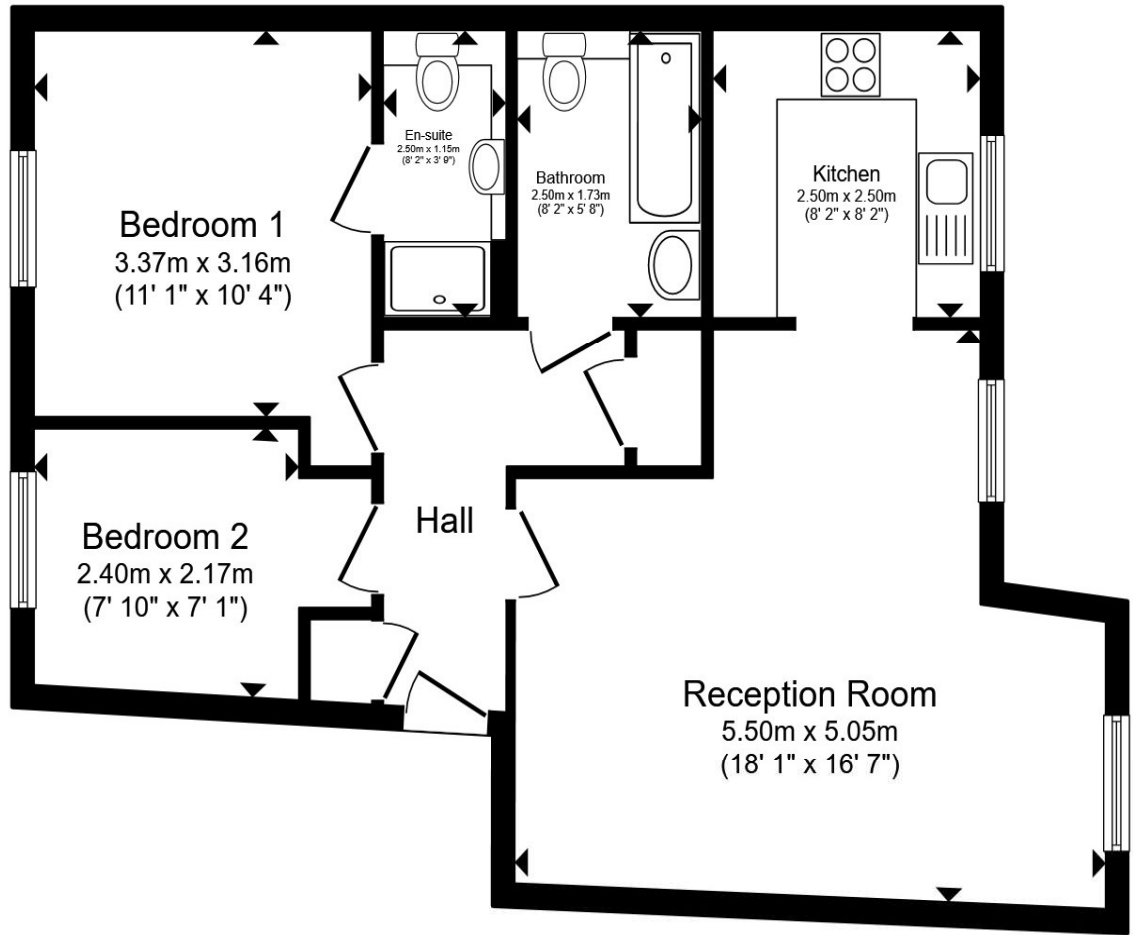
Manning Gardens, Croydon CR0 7DU



welcome to
Manning Gardens, Croydon

GUIDE PRICE £250,000 - £260,000 - Chain free, 2 bedroom 2 bathroom apartment with residents parking ideally located with great transport links and parks. *Some images are CGI generated*





GUIDE PRICE £250,000 - £260,000 - Situated in the sought after Shirley Oaks area, this spacious two bedroom ground floor apartment offers beautifully presented, move in ready accommodation and is offered to the market chain free.

Having been redecorated, the property feels fresh, bright and welcoming from the moment you step inside. The generous accommodation is thoughtfully designed, with a well appointed principal bedroom benefiting from its own modern en-suite shower room, while the second bedroom is another bright and well proportioned room. A separate family bathroom provides added convenience for guests or family living.

A real standout feature is the larger than average living and dining space, offering ample room for both lounge and dining furniture, with additional flexibility for those working from home. The well appointed kitchen provides plenty of storage and worktop space, making it both practical and functional for everyday living.

The apartment enjoys a bright and airy feel throughout, with well proportioned rooms and an excellent layout that maximises the available space. Further benefits include residents parking and a desirable ground floor position.

Ideally located close to the green open spaces of Ashburton Park, the property is also well connected, with nearby bus and tram services providing easy access into London and surrounding areas.

A fantastic opportunity for first time buyers, downsizers or investors alike.

Total floor area 61.8 m² (665 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

Manning Gardens, Croydon

- GUIDE PRICE £250,000 - £260,000
- CHAIN FREE
- 2 Bathrooms
- Residents Parking
- Redecorated
- Large Living/Dining Room
- Quiet location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2057.58

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£250,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113448



Property Ref:
CRY113448 - 0005

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