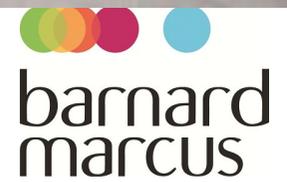




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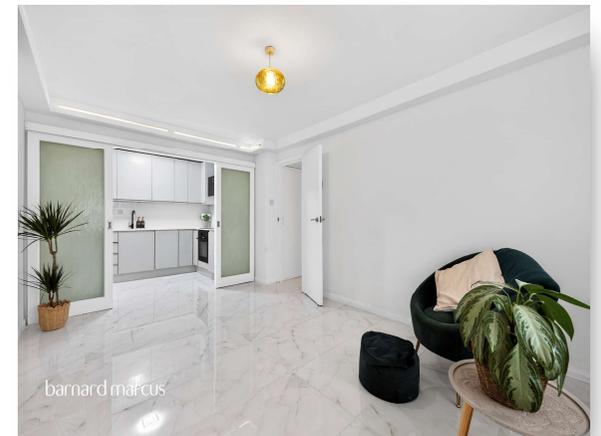
Lingfield Court Elgin Road, Croydon CR0 6XA

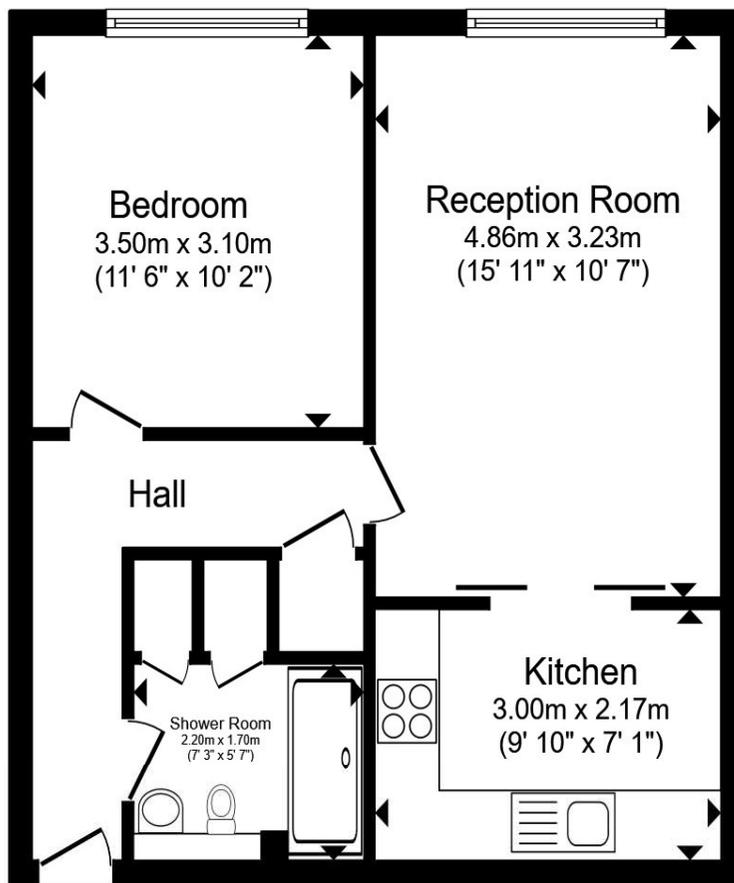


welcome to

Lingfield Court Elgin Road, Croydon

CHAIN FREE 1 bedroom newly refurbished ground floor apartment, with a long lease, reasonable service charges and move in ready, ideal for commuters. *Some images are CGI generated*





Floor Plan



Newly refurbished to an exceptional standard, this stunning one bedroom ground floor apartment on Elgin Road offers stylish, turnkey living in a prime Croydon location.

Finished to a high specification throughout, the sleek fully integrated kitchen boasts ample storage, generous worktop space and contemporary grey handleless cabinetry. Double doors allow the kitchen to be elegantly closed off from the spacious living/dining area, creating flexible living options ideal for both entertaining and relaxing.

Large format tiles flow seamlessly throughout, enhancing the sense of space and delivering a crisp, cohesive finish. The living area comfortably accommodates both lounge and dining furniture, while the generous double bedroom benefits from a large window flooding the room with natural light.

The contemporary shower room features a double size walk-in shower, stylish tiling and a modern vanity unit. Underfloor heating runs throughout the apartment - a rare and luxurious addition.

To the rear, residents enjoy access to pretty communal gardens. Perfectly positioned just a short walk from the tram stop and within easy reach of East Croydon station, this chain-free home is move-in ready and an absolute gem.

Total floor area 45.8 m² (493 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

Lingfield Court Elgin Road, Croydon

- Newly Refurbished
- Brand New Kitchen and Bathroom
- Underfloor Heating
- Long Lease
- CHAIN FREE
- Perfectly Located for Commuters

Tenure: Leasehold EPC Rating: C

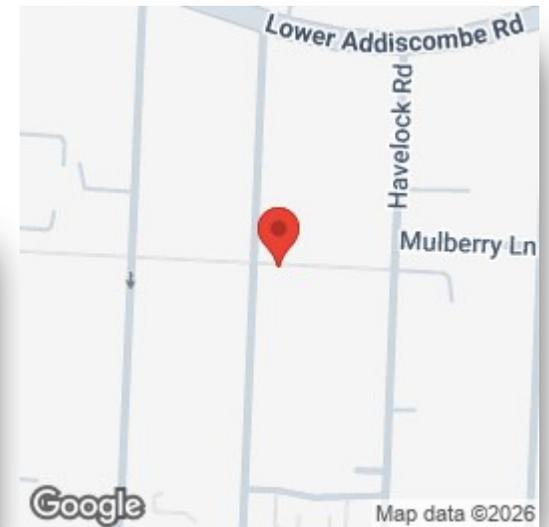
Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 1089 years from 25 Mar 1980.

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

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113387](https://www.barnardmarcus.co.uk/Property/CRY113387)



Property Ref:
CRY113387 - 0005

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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