



barnard marcus

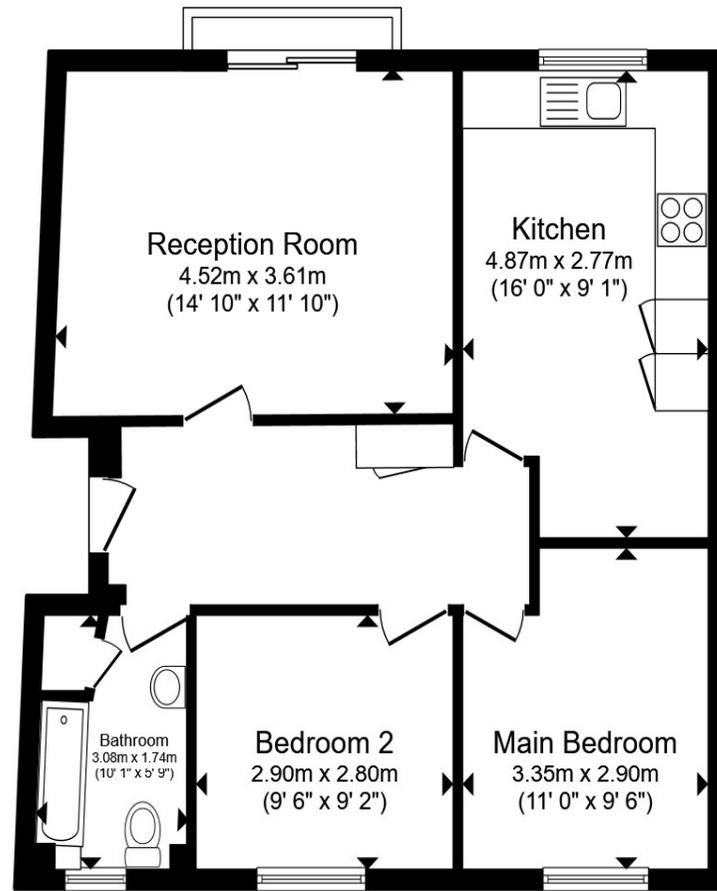
**Scarbrook Road, Croydon CR0 1SZ**



**welcome to**  
**Scarbrook Road, Croydon**

A stunning 2 Bedroom flat in The heart of Croydon with Allocated parking and Share of Freehold.





**First Floor**



Perfectly positioned in the heart of Croydon, this beautifully presented two-bedroom purpose-built flat offers generous space, natural light and superb convenience. Surrey Street Market, Croydon Town Centre and East Croydon Station are all within easy walking distance, providing excellent links to Brighton, Gatwick Airport and central London.

The property features two generous double bedrooms and is presented in excellent condition throughout. A particular highlight is the larger-than-average kitchen, spacious enough to serve as a true kitchen-dining room - ideal for everyday living and entertaining alike.

The bright reception room opens onto a charming Juliet balcony, enhancing the sense of light and space. Further benefits include a share of freehold, over 900 years remaining on the lease, allocated parking and well-maintained communal gardens.

A warm, spacious home in an exceptionally well-connected location.

**Total floor area 60.3 m<sup>2</sup> (649 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](http://www.propertybox.io)



welcome to

## Scarbrook Road, Croydon

- 2 Double bedrooms
- Large Kitchen
- Juliette balcony
- Allocated parking
- Share of freehold
- Superb location for transport and amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113398](https://www.barnardmarcus.co.uk/Property/CRY113398)



Property Ref:  
CRY113398 - 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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