



**First Floor Flat Oval Road, Croydon CR0 6BQ**

**welcome to**

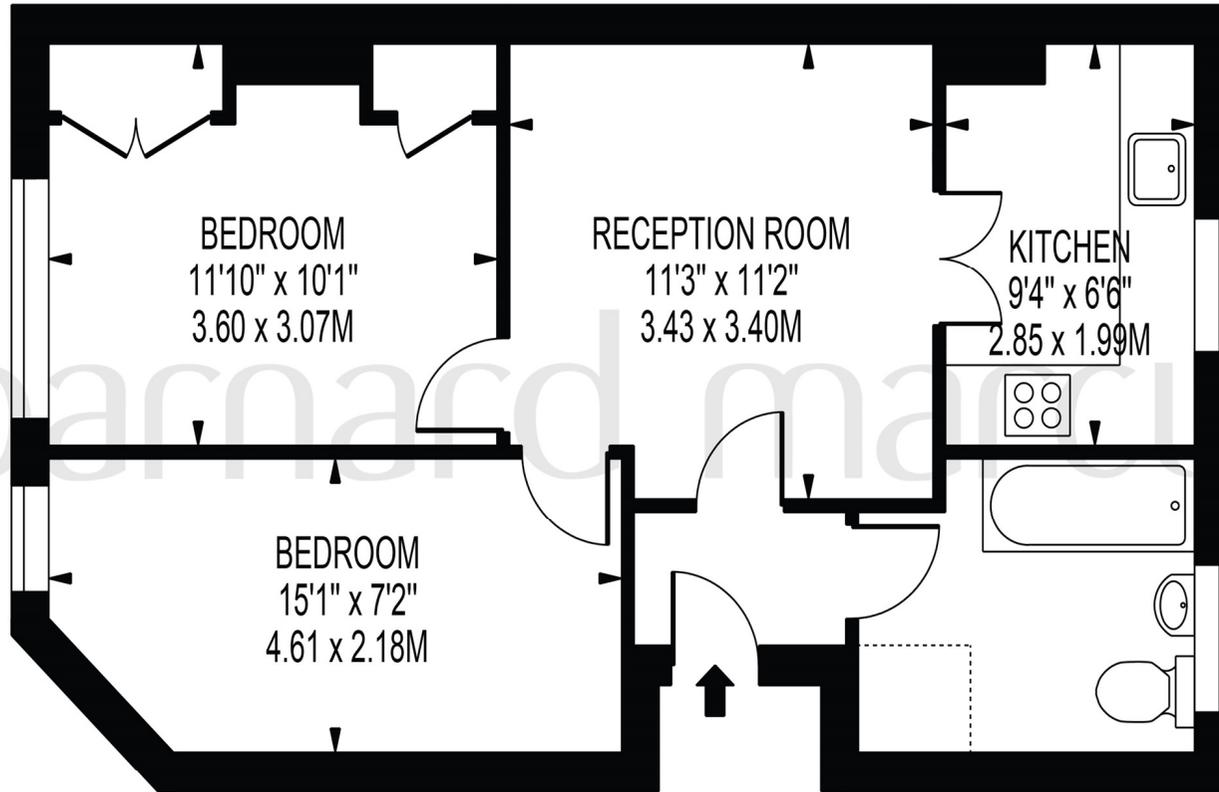
**First Floor Flat Oval Road, Croydon**

\*CGI generated images\* - This stylish two-bedroom apartment offers approximately 503 sq ft of well-designed living space with no onward chain, perfect for first-time buyers or investors.



# OVAL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 503 SQ FT - 46.73 SQ M



## FIRST 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.

\*CGI generated images\*

One of the most sought-after locations due to its proximity to East Croydon Station whilst remaining a lovely residential street.

The property has recently been refurbished throughout - a real turn key opportunity for first time buyers and investors alike. With 2 good sized bedrooms, a cosy living room with a separate kitchen with ample worktop space and storage, this property is truly one not to be missed.

Benefitting from a long lease, no service charges and no ground rent, it is an ideal property.

Ideally located within walking distance of East Croydon Station, which provides train, bus, and tram services, the property offers excellent connectivity to Central London and beyond. Local amenities, shops, and cafés are close by, while green spaces such as Wandle Park provide a peaceful retreat.

welcome to

## First Floor Flat Oval Road, Croydon

- \*CGI generated images\*
- Chain Free
- 2 Double Bedrooms
- 5 min walk to East Croydon Station
- Newly Refurbished
- Long Lease
- No Service Charge
- No Ground Rent

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 27 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£260,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113150](https://www.barnardmarcus.co.uk/Property/CRY113150)



Property Ref:  
CRY113150 - 0005

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