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**City House, London Road, Croydon CR0 2NS**

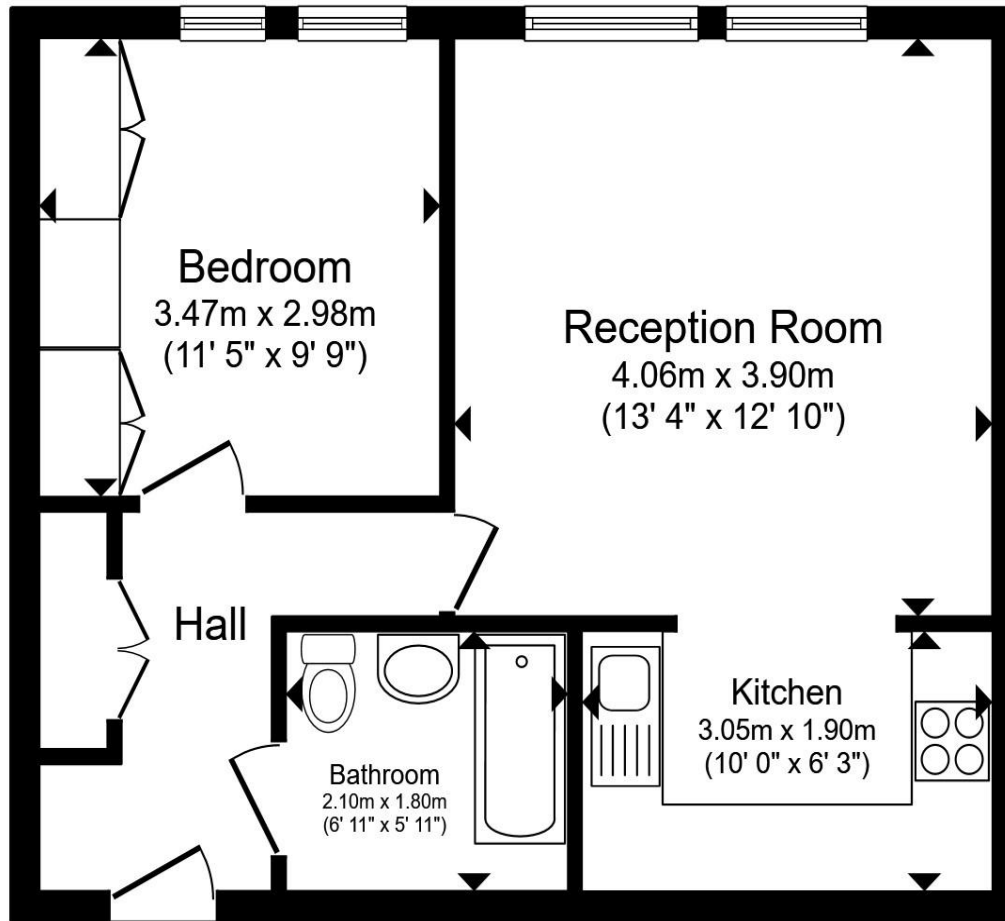
**welcome to**

## **City House London Road, Croydon**

Offered to the market with no onward chain, this well-proportioned one-bedroom apartment is ideal for first-time buyers or investors alike. Situated within a modern development close to Croydon Town Centre, the property benefits from allocated parking and a practical layout throughout. The accommodation comprises a welcoming entrance hall with a useful storage cupboard, leading into a bright and spacious reception room, perfect for both relaxing and entertaining. The separate kitchen is well laid out with ample worktop and cupboard space. The double bedroom offers fitted storage and comfortable proportions, while the bathroom is neutrally finished with a three-piece suite. Further benefits include double glazing, secure entry, and the convenience of being located within close proximity to Croydon University Hospital, making this an excellent option for healthcare professionals.



City House is well located on London Road, offering easy access to Central Croydon and its wide range of shops, restaurants, and leisure facilities, including the Whitgift and Centrale shopping centres. West Croydon station is nearby, providing fast links into London Bridge, London Victoria and the Overground network, alongside numerous local bus routes. Residents can also enjoy nearby green spaces such as Duppas Hill Park and Wandle Park, as well as a selection of well-regarded schools in the surrounding area.



Total floor area 41.8 m<sup>2</sup> (450 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)



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## City House London Road, Croydon

- One bedroom apartment
- No onward chain
- Allocated parking
- Separate kitchen and reception room
- Hallway storage cupboard
- Close to Croydon University Hospital
- Excellent transport links
- Ideal first time purchase, downsizers or investment

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 3300.00

Ground Rent: 127.90

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114825](https://barnardmarcus.co.uk/Property/THH114825)



Property Ref:  
THH114825 - 0002

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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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