



PORTFOLIO
from

 **barnard marcus**

Arboreta Close, South Croydon

Arboreta Close, South Croydon

A collection of just 9 luxury new homes, situated in a sought-after location near Purley Oaks Station. This exceptional project comprises of three detached houses and six spacious apartments; meticulously designed to meet the highest standards of modern comfort and style.



This stunning first-floor new build apartment offers a modern and spacious living environment in a highly desirable location. The property comprises two well-proportioned double bedrooms, including a principal suite complete with a sleek en-suite bathroom. An additional contemporary family bathroom serves the second bedroom and guests. The heart of the home is the generous open plan kitchen and living area, designed for both comfort and entertaining, featuring high-end fittings and finishes. Bi-folding doors open out onto a private balcony, creating a seamless connection between indoor and outdoor space and allowing in an abundance of natural light. Residents also have access to a communal garden.



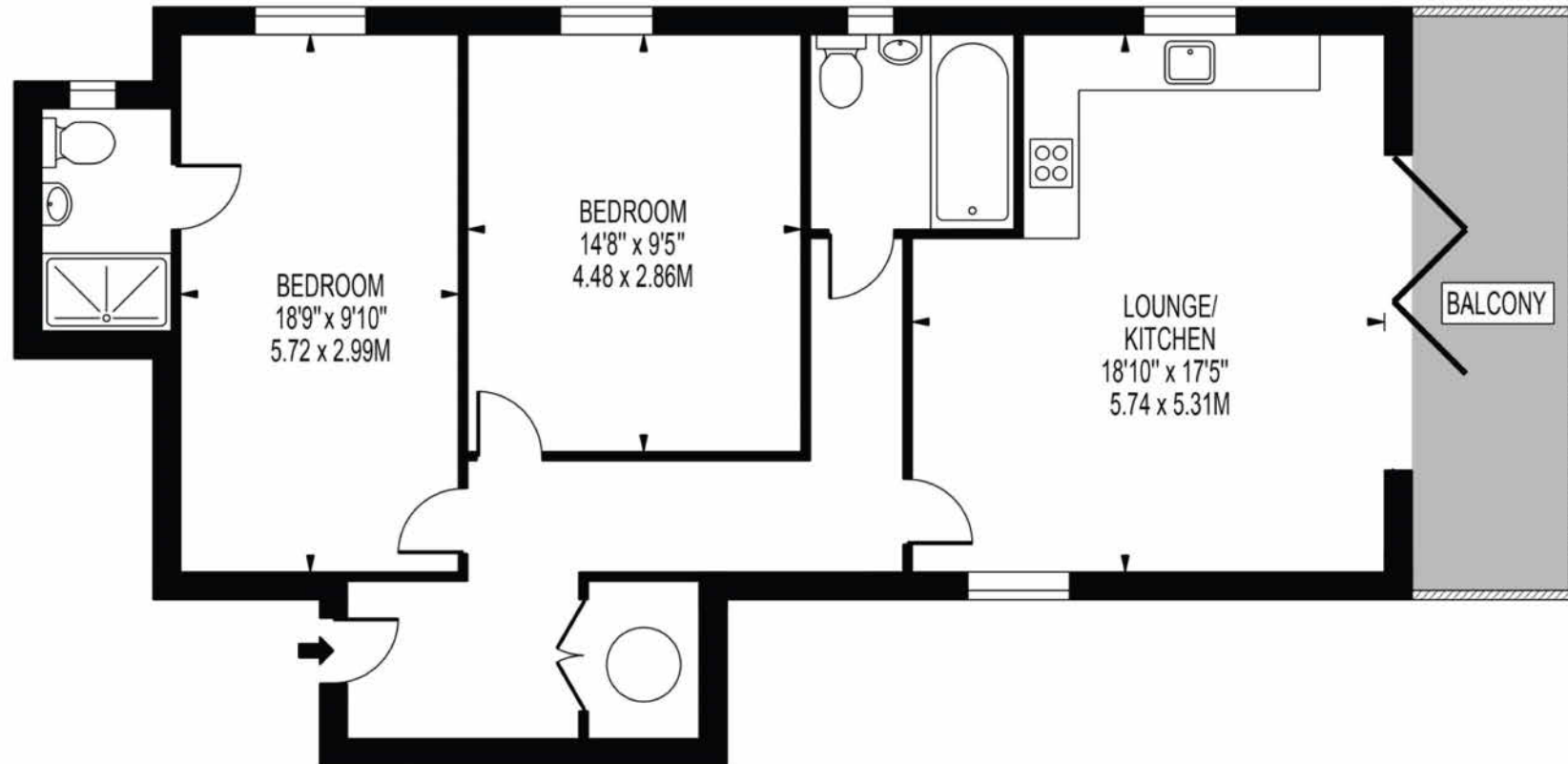


Located on a quiet close off of Beech Avenue, the apartment enjoys a quiet residential setting with excellent access to local amenities and transport links. This sought-after area of Sanderstead is known for its leafy surroundings and community feel, with nearby parks, reputable schools, and convenient shopping and dining options. Commuters benefit from proximity to both Sanderstead and Purley Oaks stations, providing direct rail services to central London. The location strikes a perfect balance between suburban tranquillity and urban accessibility, making it ideal for professionals, couples, or small families looking for contemporary living in a well-connected area.



ARBORETA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 905 SQ FT - 84.10 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.

welcome to Arboreta Close, South Croydon

A collection of just 9 luxury new homes, situated in a sought-after location near Purley Oaks Station. This exceptional project comprises of three detached houses and six spacious apartments; meticulously designed to meet the highest standards of modern comfort and style.

Asking Price

£425,000

- New Build Apartment
- 10 Year BuildZone Warranty
- Private Balcony
- Communal Garden

EPC Rating: B

Council Tax Band: D

Tenure: Leasehold



To find out more information or to arrange a viewing call

020 8651 6363

or email Sanderstead@barnardmarcus.co.uk

Station Approach, Sanderstead, South Croydon, Surrey CR2 0PL
barnardmarcus.co.uk

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.

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.

