



Muggeridge Close, South Croydon CR2 7LB

welcome to

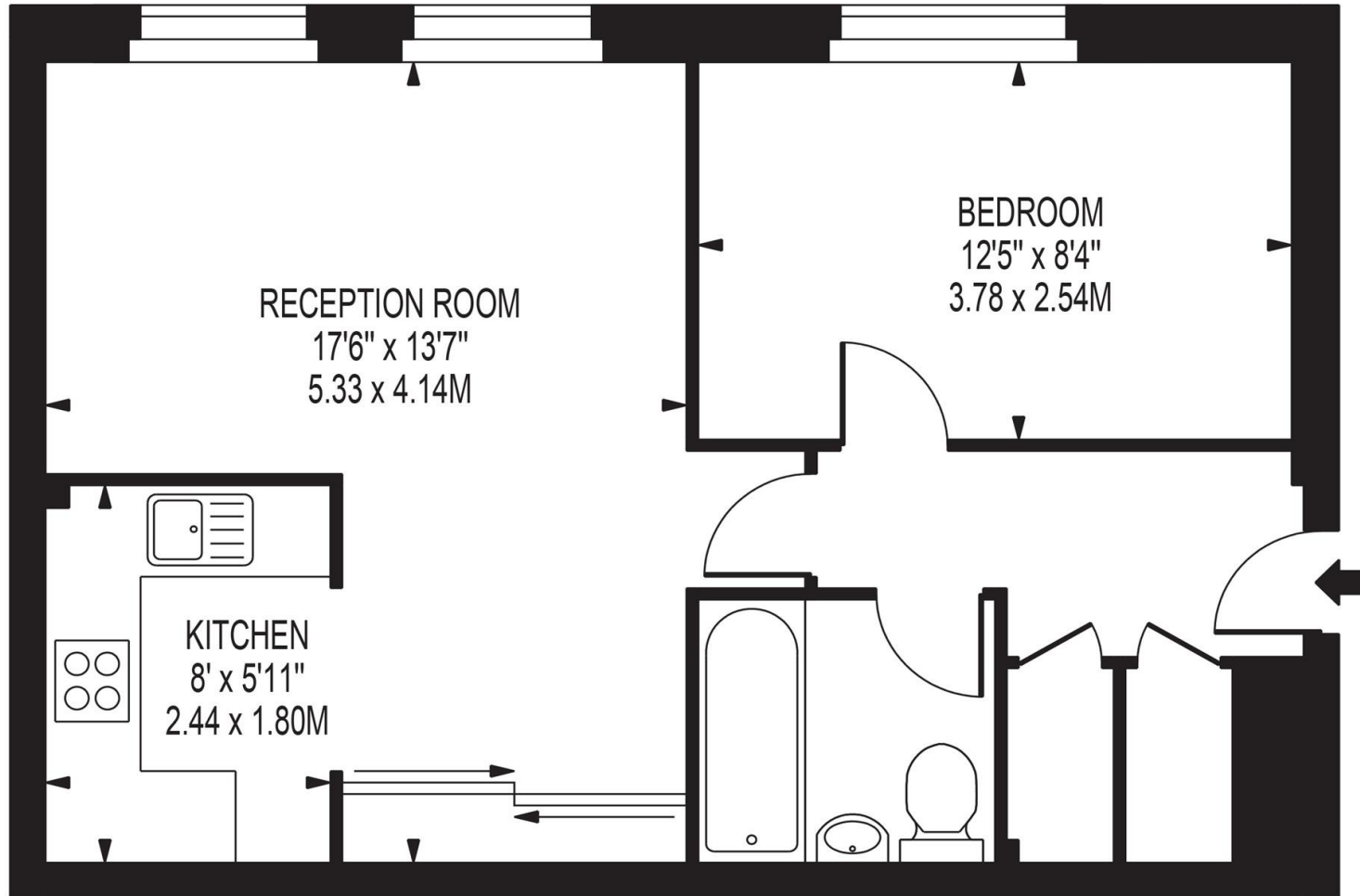
Muggeridge Close, South Croydon

A well-presented ground floor, purpose-built one-bedroom apartment, ideally situated in the ever-popular Muggeridge Close. This sought-after location offers excellent access to South Croydon Station, frequent bus routes, and the vibrant South End, renowned for its wide array of shops, bars, and restaurants. The accommodation comprises a welcoming entrance hall, a spacious reception/dining room, a separate fitted kitchen, a double bedroom, and a modern bathroom. The property also benefits from an allocated parking space and is within easy reach of the beautiful open green spaces of Lloyd Park. Offered to the market with no onward chain, this property is perfect for first-time buyers, downsizers, or investors alike.



MUGGERIDGE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 455 SQ FT - 42.27 SQ M



GROUND 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.

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Muggeridge Close, South Croydon

- Ground Floor
- Close to stations
- Close to shops, bars, and restaurants
- Parking space
- No upward chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: £1576.80

Ground Rent: £342.19

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1995. 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

£200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109533



Property Ref:
SCS109533 - 0004

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.

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