

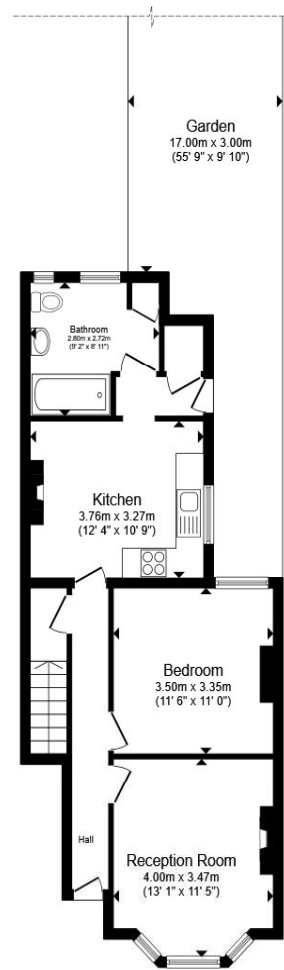


Alexandra Road, Croydon CR0 6EZ

welcome to
Alexandra Road, Croydon

A beautifully presented, chain-free period conversion apartment with private garden, generous living space, long lease and an enviable location.





Total floor area 55.9 m² (602 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



Set within an attractive period conversion on the sought-after Alexandra Road, this beautifully presented one-bedroom apartment is offered chain free and in move-in ready condition, making it an ideal first-time purchase or investment.

The spacious and bright living room is full of character, featuring high ceilings, lovely original wood flooring and a large bay window overlooking mature greenery, providing both privacy and a pleasant outlook. The kitchen is larger than many one-bedroom apartments in the area, offering an abundance of storage and worktop space, room for a dining table, and a window for natural light and ventilation.

The stylish bathroom is exceptionally generous in size, complete with a full-sized bath, overhead shower, attractive tiling and a window for ventilation. The well-proportioned double bedroom provides ample space for furniture and enjoys a peaceful outlook over the garden.

A standout feature is the substantial private rear garden, a rare find in such a prime location. While it would benefit from some TLC, it offers tremendous potential and an exceptional amount of outdoor space.

Conveniently located within easy walking distance of East Croydon Station, with fast and frequent links into London, the property enjoys the best of both worlds: excellent connectivity and a charming residential setting with great kerb appeal. Further benefits include a long lease and minimal service charges.

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- CHAIN FREE
- Low Service Charge
- Long Lease
- Private Garden
- Period Conversion
- Over 600sqft
- Close to East Croydon Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 150.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2019. 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 that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113678



Property Ref:
CRY113678 - 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.

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