



barnard marcus

Windmill Road, Croydon CR0 2XN

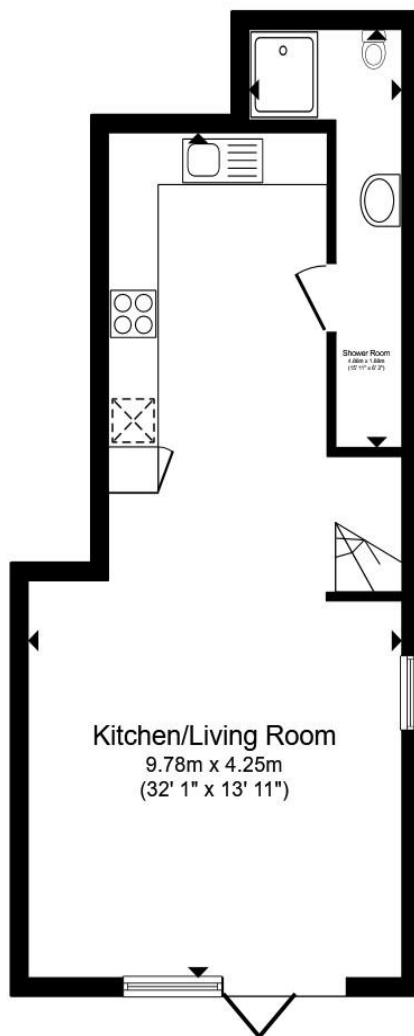


welcome to

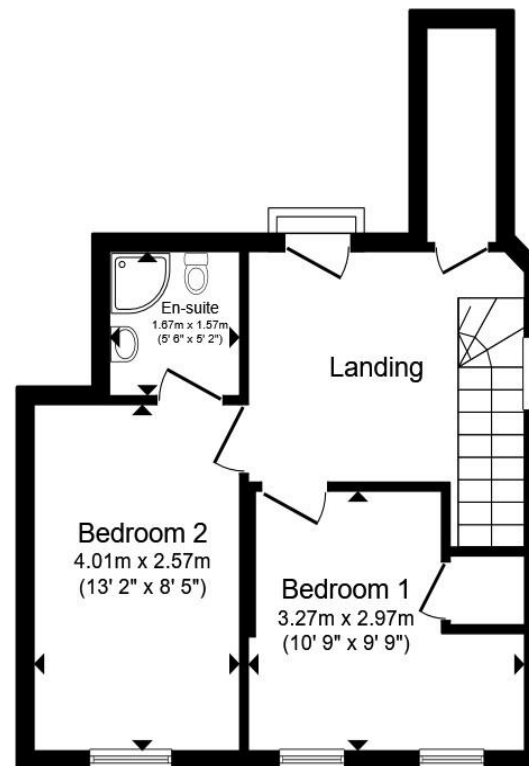
Windmill Road, Croydon, GUIDE PRICE £350,000 - £375,000

. This stunning brand-new split-level conversion apartment offers an exceptional blend of modern style and practical living, finished to a high specification throughout. The entrance level features a spacious landing area leading to two generous double bedrooms, including a principal bedroom with a contemporary en-suite shower room. The thoughtful layout provides excellent separation between the living and sleeping accommodation, enhancing both comfort and privacy. On the lower level, you'll find a bright and spacious open-plan kitchen and reception room, designed to create a sociable and versatile living space. The stylish fitted kitchen boasts quality finishes and ample storage, while a separate modern shower room adds further convenience. From the living area, doors lead directly onto a private patio, offering the perfect setting for outdoor dining, entertaining, or simply unwinding. Combining contemporary design, high-quality craftsmanship, and well-planned accommodation, this beautifully converted apartment presents an excellent opportunity for buyers seeking a turnkey home in a brand-new development.





Ground Floor



First Floor

Total floor area 76.0 m² (818 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

welcome to

Windmill Road, Croydon

- Share of Freehold
- Exceptional Two-Bedroom Split-Level Apartment
- Brand-New Conversion Finished to an Outstanding Standard
- Two Stylish Modern Bathrooms, Including En-Suite
- Private Outdoor Patio Space
- Conveniently Located Within Walking Distance of West Croydon
- Service Charge Approximately £700 Per Annum

Tenure: Leasehold EPC Rating: C

Council Tax Band: Deleted Service Charge: 700.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114908



Property Ref:
THH114908 - 0002

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.

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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