



barnard marcus

**Croindene Court, Bramley Hill, South Croydon CR2 6NR**

  
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welcome to

## Croindene Court Bramley Hill, South Croydon

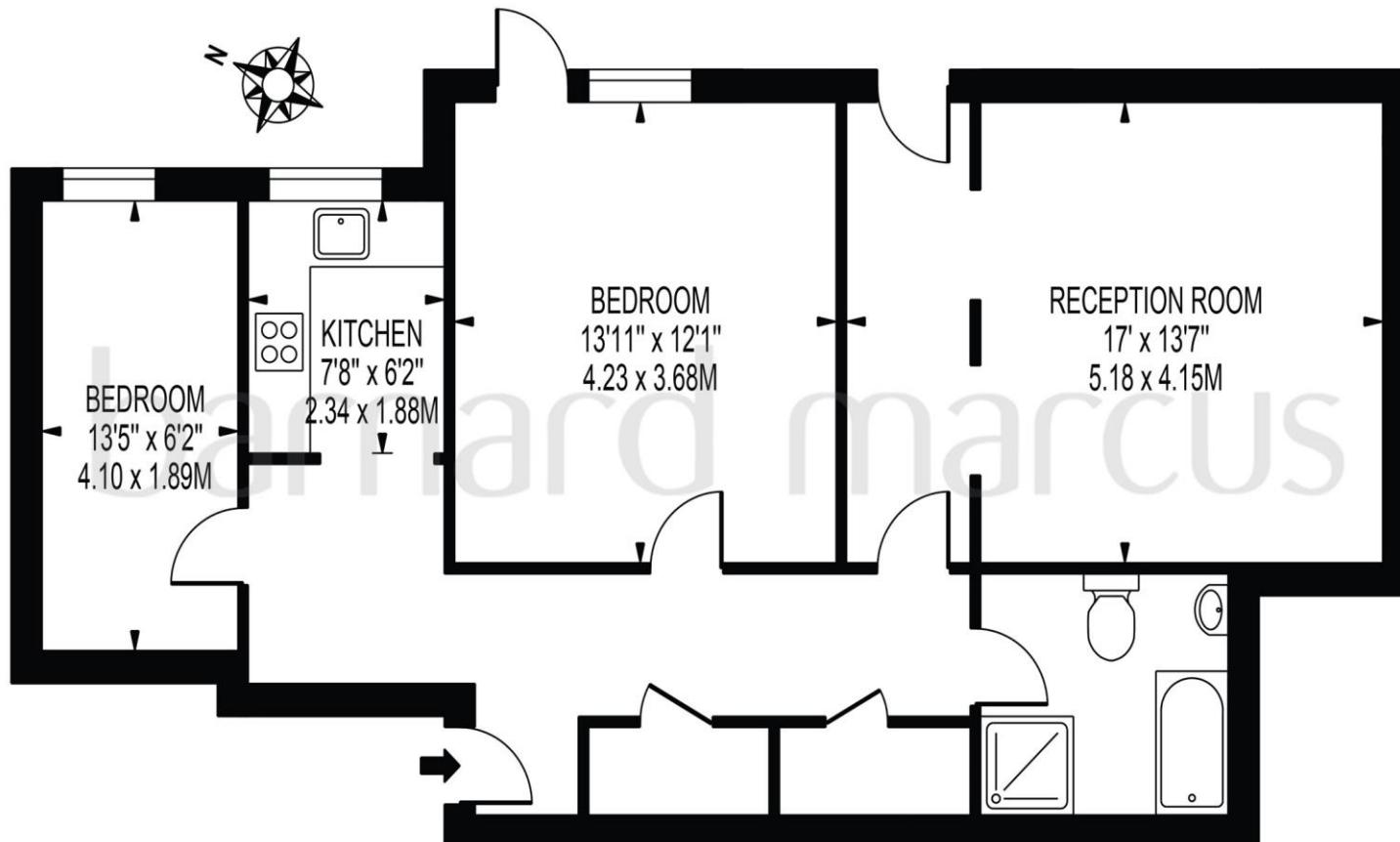
A charming and characterful two-bedroom lower ground floor garden flat, set within the impressive grounds of Croindene Court, an elegant period building on Bramley Hill. A rare opportunity to acquire this elegant and character-filled two-bedroom lower ground floor garden flat, set within the beautifully maintained grounds of Croindene Court—an imposing period building nestled in a sought-after residential pocket of South Croydon. This spacious conversion offers a warm and welcoming entrance hall leading to a generous reception room, which opens directly onto a private garden and patio area—perfect for relaxing or entertaining. The separate kitchen is well-equipped and thoughtfully laid out, while both bedrooms are well-proportioned, with the principal bedroom also enjoying direct access to the garden. Additional features include gas central heating, double glazing, and allocated off-street parking.



Ideally located within easy reach of East Croydon and South Croydon stations, as well as the vibrant shops, bars, and restaurants of South End and the popular Restaurant Quarter. Green spaces such as Waddon Park are also nearby. Offered to the market with no onward chain, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike.

# CROINDENE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 773 SQ FT - 71.81 SQ M



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

## Croindene Court Bramley Hill, South Croydon

- Garden/Patio Area
- Two Bedrooms
- Close To Local Shops, Bars & Restaurants
- Lower Ground Floor
- Allocated Parking
- No Chain
- Close To Green Spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1815.00

Ground Rent: 190.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1987. 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

**£275,000**



view this property online [barnardmarcus.co.uk/Property/SCS109775](http://barnardmarcus.co.uk/Property/SCS109775)

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.



Property Ref:  
SCS109775 - 0006



Please note the marker reflects the postcode not the actual property



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