



First Floor Flat Oval Road, Croydon CR0 6BQ

welcome to

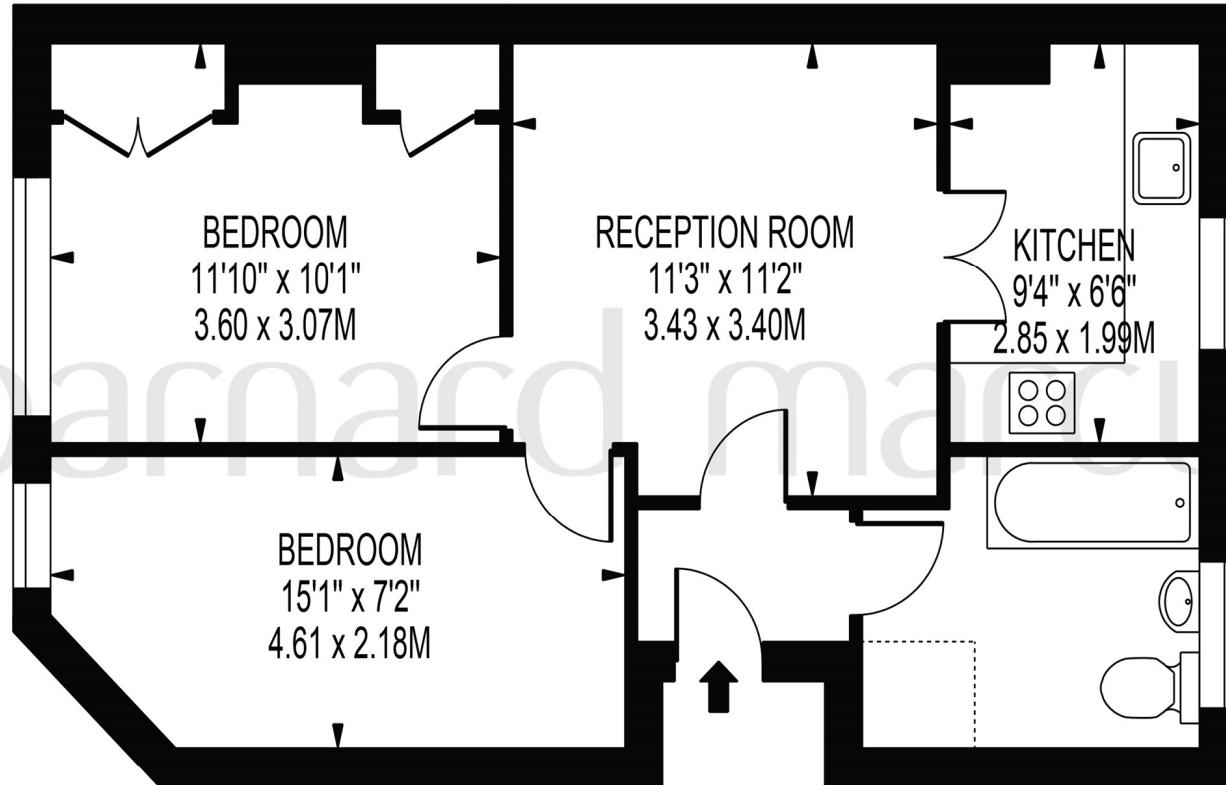
First Floor Flat Oval Road, Croydon

This stylish two-bedroom apartment offers approximately 503 sq ft of well-designed living space with no onward chain, perfect for first-time buyers or investors.



OVAL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 503 SQ FT - 46.73 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.

One of the most sought-after locations due to its proximity to East Croydon Station whilst remaining a lovely residential street.

The property has recently been refurbished throughout - a real turn key opportunity for first time buyers and investors alike. With 2 good sized bedrooms, a cosy living room with a separate kitchen with ample worktop space and storage, this property is truly one not to be missed.

Benefiting from a long lease, no service charges and no ground rent, it is an ideal property.

Ideally located within walking distance of East Croydon Station, which provides train, bus, and tram services, the property offers excellent connectivity to Central London and beyond. Local amenities, shops, and cafés are close by, while green spaces such as Wandle Park provide a peaceful retreat.

welcome to

First Floor Flat Oval Road, Croydon

- Chain Free
- 2 Double Bedrooms
- 5 min walk to East Croydon Station
- Newly Refurbished
- Long Lease
- No Service Charge
- No Ground Rent

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 27 Dec 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers Over £260,000



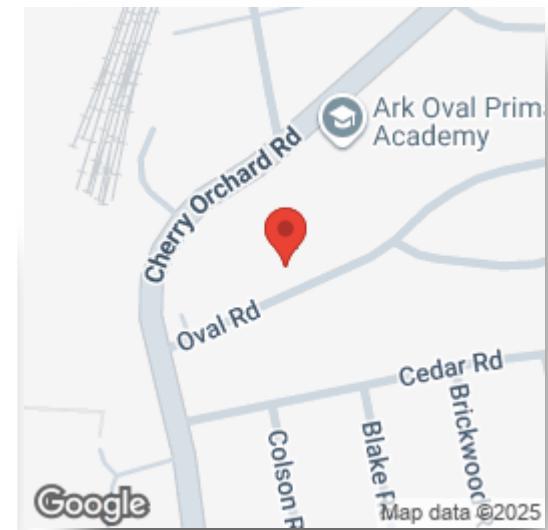
view this property online barnardmarcus.co.uk/Property/CRY113150



Property Ref:
CRY113150 - 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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Please note the marker reflects the postcode not the actual property



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