



barnard marcus

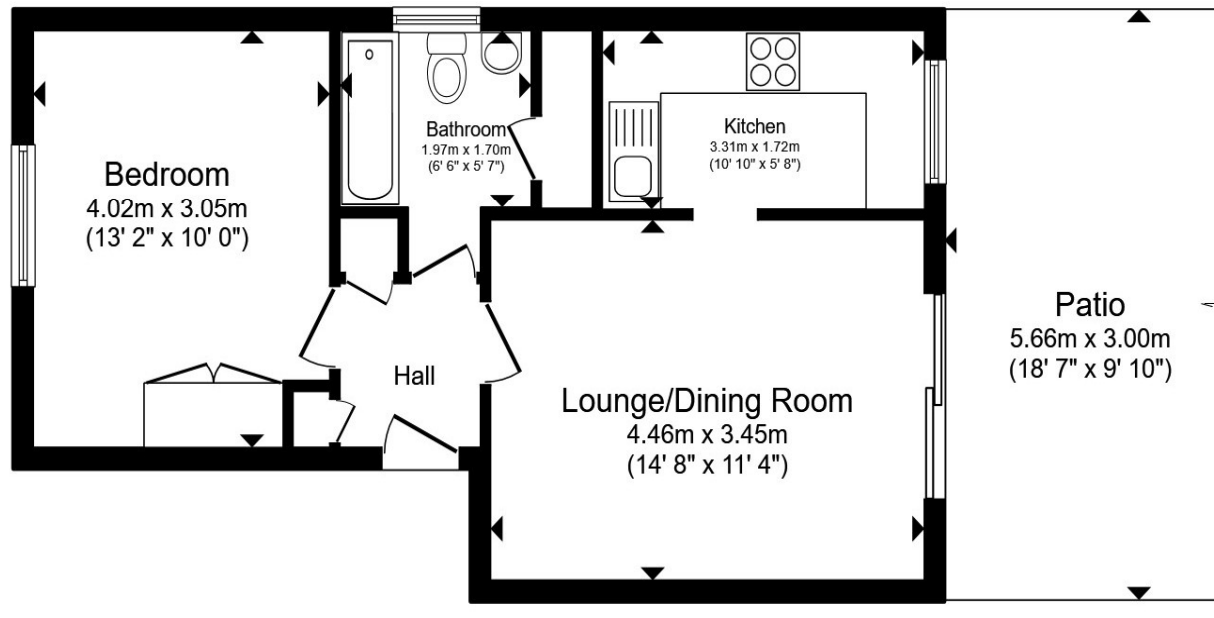
**Chichester Road, Croydon CR0 5LT**



**welcome to**  
**Chichester Road, Croydon**

Beautiful condition, chain free ground floor apartment with private patio, low service charges, long lease and garage.





## Ground Floor

Total floor area 42.3 m<sup>2</sup> (455 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](http://www.propertybox.io)



Situated on the ever-desirable Chichester Road in the sought-after Park Hill area, this fantastic ground floor apartment is offered chain free, move in ready and presented in excellent condition throughout.

A real standout feature is the private patio - the perfect space to unwind after work, enjoy summer evenings or host a BBQ with friends. Inside, the spacious living room offers ample room for both living and dining furniture, creating a bright and versatile space to relax or entertain.

The separate kitchen is generously sized with an abundance of storage cupboards and excellent worktop space, ideal for everyday living. The double bedroom is a comfortable retreat with built in storage and impressive floor to ceiling windows which flood the room with natural light.

The bathroom is well appointed with a full size bath and overhead shower, heated towel rail and a window for natural ventilation. Further benefits include a private garage, long lease and low service charges.

Tucked away in a peaceful private setting whilst remaining exceptionally well connected, the property is within easy reach of East Croydon station and convenient tram links, making commuting into Central London simple and fast. A superb opportunity for first time buyers, downsizers or investors alike.

welcome to

## Chichester Road, Croydon

- CHAIN FREE
- Low Service Charges
- Private Patio
- Great Condition
- Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 768.33

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113559](https://www.barnardmarcus.co.uk/Property/CRY113559)



Property Ref:  
CRY113559 - 0003

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