



barnard marcus

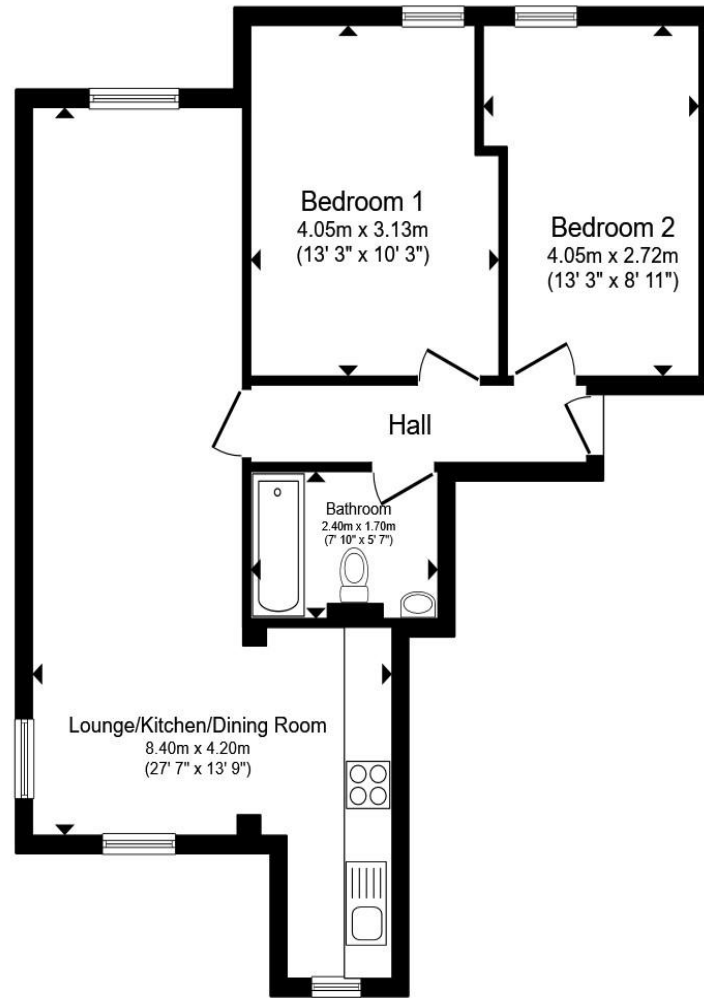
Windmill Road, Croydon CR0 2XN

welcome to

Windmill Road, Croydon

This exceptional brand-new two-bedroom conversion apartment has been finished to an impressive standard, offering contemporary style and well-designed living space throughout. Upon entering the property, a central hallway provides access to all principal rooms. There are two well-proportioned double bedrooms, both offering excellent space for furnishings and everyday comfort. The heart of the home is the impressive open-plan lounge, kitchen and dining room, measuring over 27ft in length and creating a bright, sociable space ideal for modern living and entertaining. The contemporary kitchen is thoughtfully arranged and seamlessly integrated into the living area, providing both style and practicality. A modern family bathroom serves the property, while the apartment also benefits from its own designated section of outdoor space, providing an excellent retreat for relaxing, al fresco dining, or entertaining guests. Combining contemporary design, spacious accommodation and a desirable upper-ground-floor position, this attractive home presents an excellent opportunity for first-time buyers, downsizers and investors alike. Benefiting from a private section of outdoor space and a high-quality finish throughout, the property is well suited to modern lifestyles.





Floor Plan

Outbuilding

Total floor area 61.1 m² (657 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
- Upper Ground Floor
- Brand-New Two-Bedroom Conversion Apartment
- Two Stylish Bathrooms
- Finished to a High Specification Throughout
- Within Walking Distance of West Croydon Station
- Approximate Service Charge: £700 Per Annum
- Private Patio Area/Outdoor Space

Tenure: Leasehold EPC Rating: D

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.

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114909



Property Ref:
THH114909 - 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.

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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