



High Street, Croydon CR0 1NG



**welcome to**

## **High Street, Croydon**

A fantastic two double bedroom flat, decorated to a high standard, located in a well maintained building, offering split level living area, open plan dining and located in an amazing location for transport, open spaces and amenities, making this the perfect first time purchase or investment buy.



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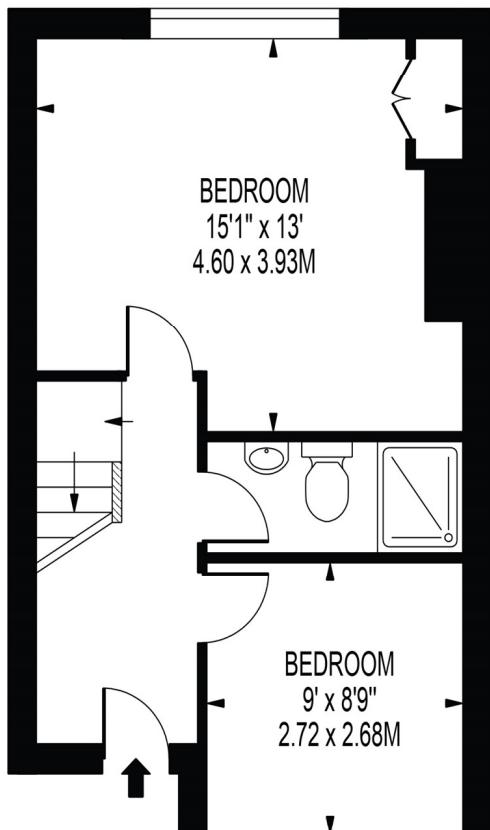
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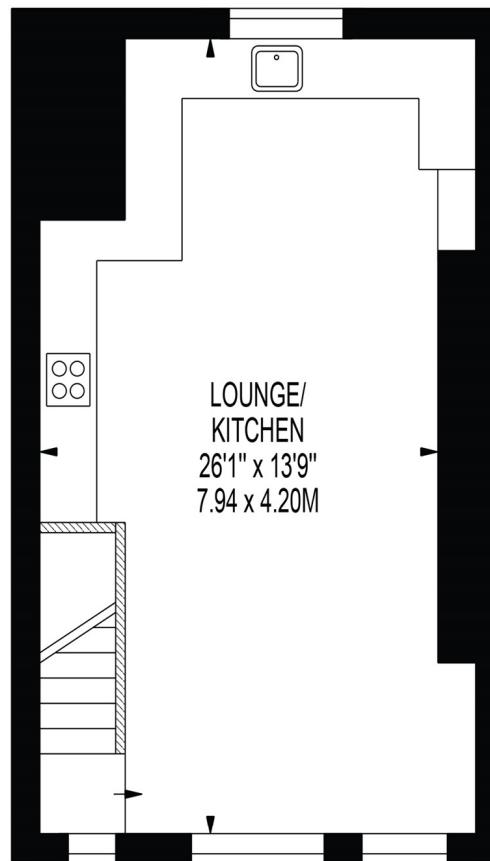
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# HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 721 SQ FT - 67.01 SQ M



FIRST FLOOR



SECOND 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.

Comprising two good sized double bedrooms, a modern fitted bathroom, large open plan Kitchen/Lounge offering plenty of space for both entertaining and relaxing with high spec kitchen. Further benefiting from being split level, lovely views, bright and airy throughout and long lease (102 years).

Situated in the heart of Croydon within touching distance of shops, bars and restaurants.

Perfect for commuters, first time buyers, or buyers simply wanting no maintenance but luxury living!

welcome to

## High Street, Croydon

- Brilliant Location for Commuting, Amenities & Activities
- Split Level Flat
- 2 Double Bedrooms
- Fantastic Condition Throughout
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1317.35

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 2007.  
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

# £260,000



view this property online [barnardmarcus.co.uk/Property/SCS109853](http://barnardmarcus.co.uk/Property/SCS109853)

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:  
SCS109853 - 0003

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