

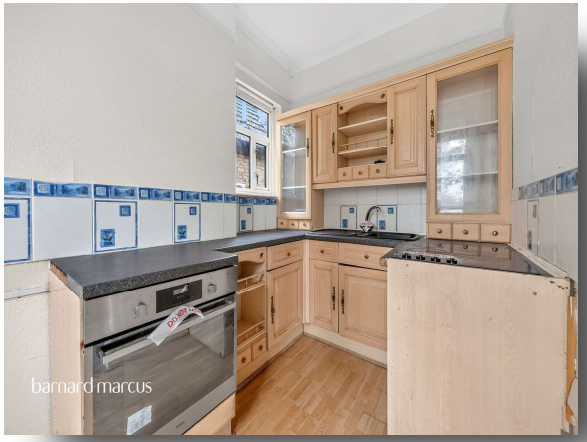
Avondale Road, South Croydon, CR2 6JA

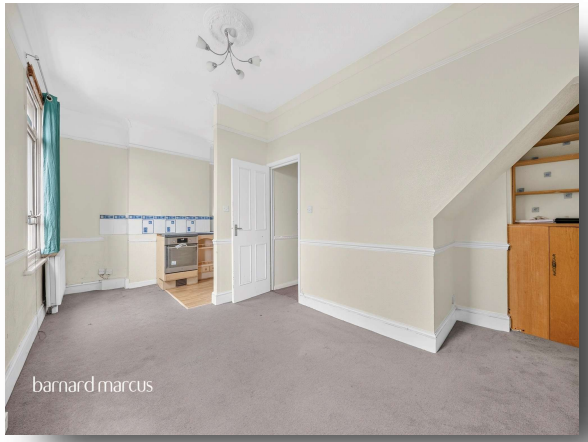
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Avondale Road, South Croydon

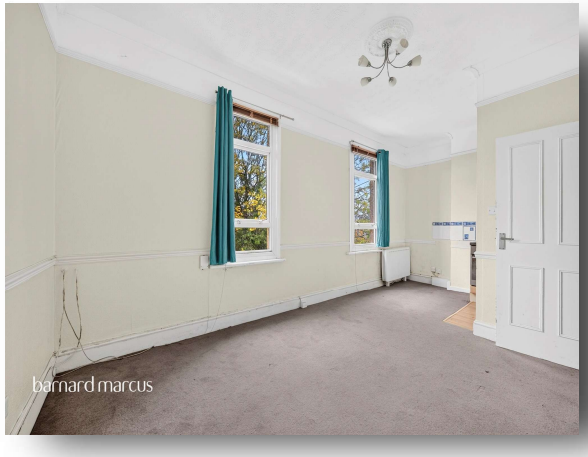
Situated on the ever-popular Avondale Road, this stylish one double bedroom split-level apartment offers bright, contemporary accommodation extending over approximately 500 sq. ft.

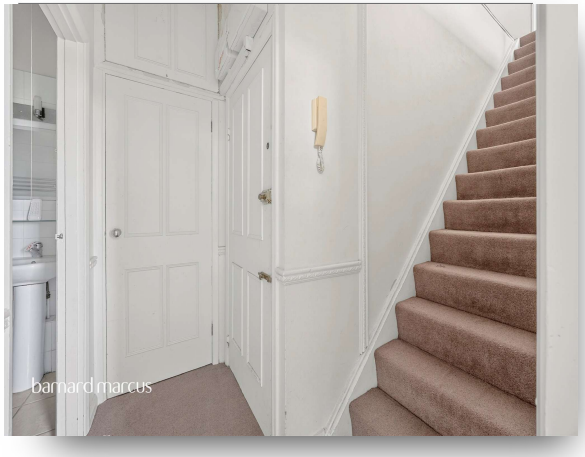


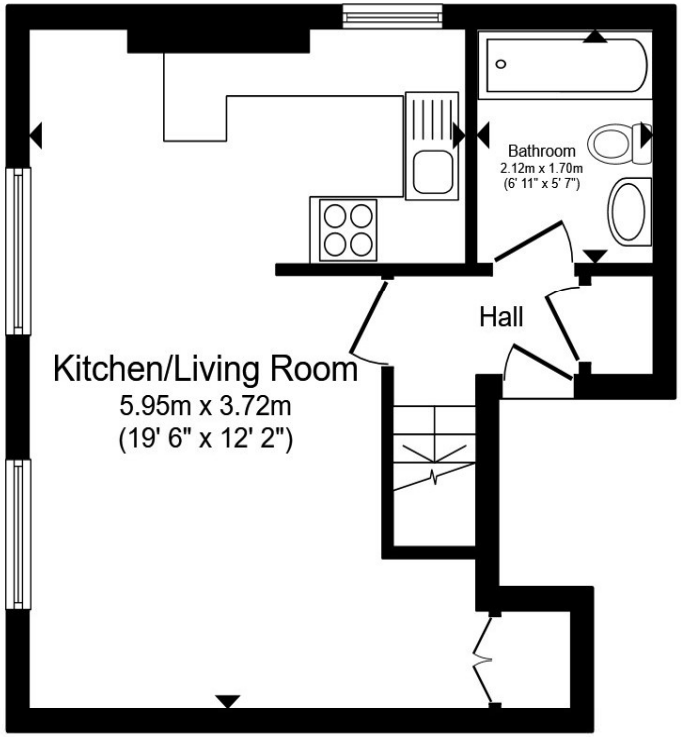




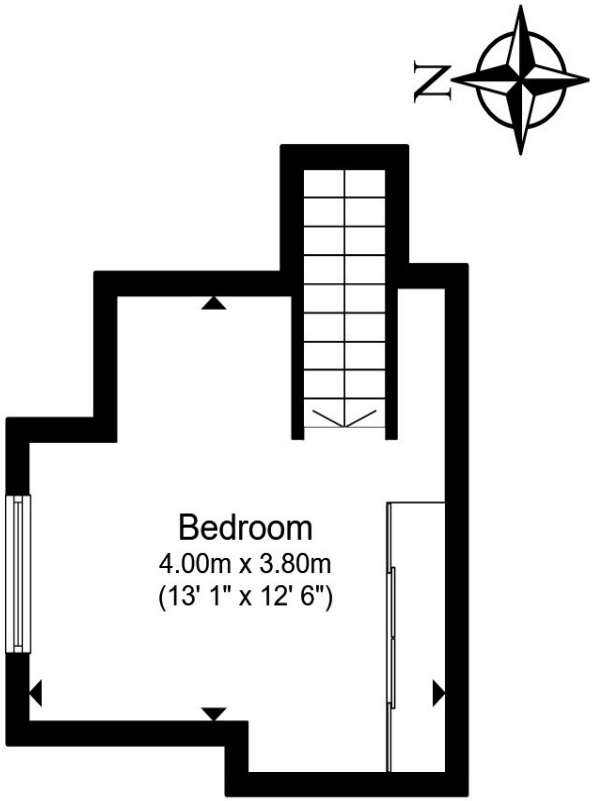








First Floor



Second Floor

Total floor area 48.1 m² (518 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

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The property is arranged over two floors and features a spacious open-plan kitchen/living room measuring over 19ft, providing an excellent space for both relaxing and entertaining. The fitted kitchen is seamlessly incorporated into the living area, creating a sociable and practical layout.

Upstairs, the generous double bedroom enjoys good proportions and useful built-in storage, while the well-appointed bathroom is fitted with a three-piece suite including a bath with shower attachment.

Conveniently located within easy reach of South Croydon station, the vibrant Restaurant Quarter, and a range of local amenities, the property is ideally suited to first-time buyers, downsizers, or investors alike.

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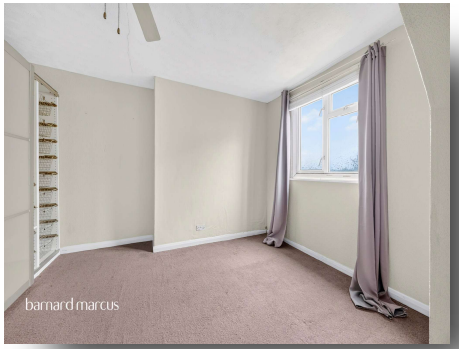
Avondale Road, South Croydon

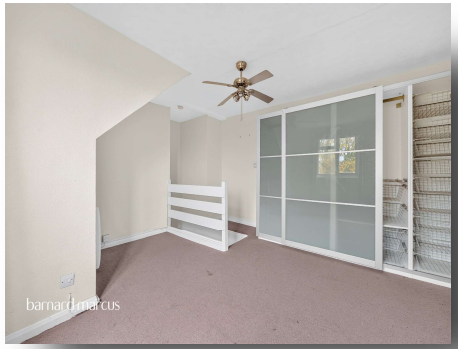
- Split-level one bedroom apartment
- Approx. 518 sq. ft. of accommodation
- Spacious 19ft open-plan kitchen/reception room
- Modern bathroom suite
- Chain Free

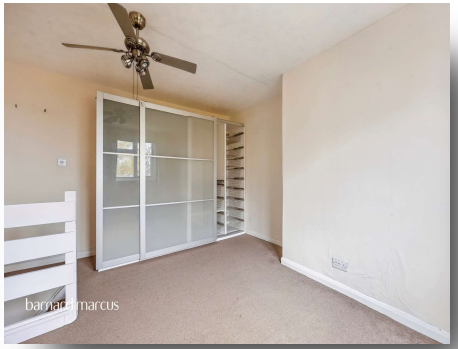
Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

£160,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110361

The Property Ombudsman

Property Ref:
SCS110361 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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