



**Lancing Road, Croydon CR0 3EL**

## welcome to Lancing Road, Croydon

Located on Lancing Road, CR0 3EL, this charming one-bedroom ground floor maisonette presents an excellent opportunity for first-time buyers or investors. Offered with no onward chain, the property allows for a smooth and hassle-free transaction, making it ideal for those looking to move quickly.

Inside, the home features a bright and welcoming reception room, a spacious bedroom, and a well-equipped kitchen with space for dining alongside a functional bathroom. The rear garden provides a peaceful retreat for outdoor enjoyment. The property spans approximately 450 sq ft (41.82 sq m), excluding the store.

As a maisonette, it benefits from its own private entrance, enhancing privacy and independence. The property is located in the West Thornton ward of Croydon, a well-connected urban area with a strong sense of community. Therapia Lane Tram Stop is nearby, offering direct links to East Croydon and Wimbledon, while West Croydon Station provides Overground and National Rail services into Central London. Local bus routes also serve the area well, making commuting and travel convenient.

For leisure and shopping, residents are close to Purley Way and Valley Park, which offer a wide range of retail outlets, supermarkets, cafés, and entertainment options including cinemas and gyms. Green spaces and parks are dotted throughout the area, offering opportunities for recreation and relaxation. Healthcare needs are met by Croydon University Hospital, located just half a mile away, along with nearby GP surgeries.

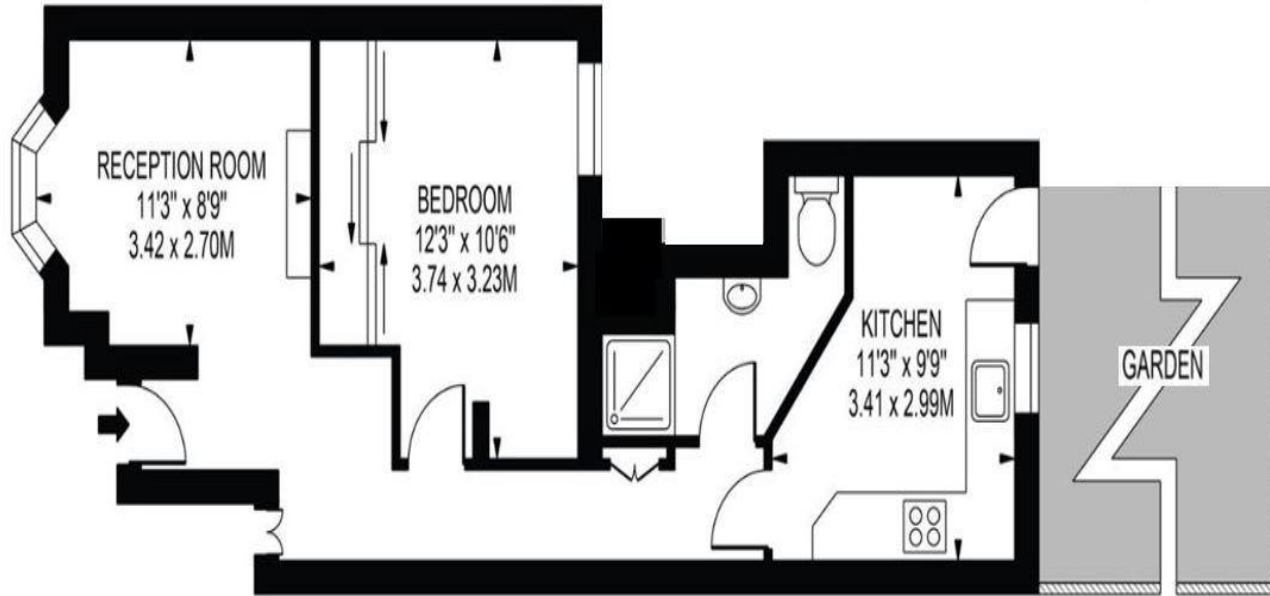
**Agents Note:** Please note that there is limited information available regarding lease charges (Service charge/Ground rent), parking, utilities, restrictions, and alterations (NSELAT). Prospective buyers are advised to carry out their own due diligence or consult with their solicitor to clarify these aspects.

**Agents Note:** We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



# LANCING ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 450 SQ FT - 41.82 SQ M



welcome to

## Lancing Road, Croydon

- Ground Floor One-Bedroom Maisonette
- Excellent Transport Links
- Convenient Amenities
- Garden
- No Onward Chain

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 29 Sep 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114441](https://barnardmarcus.co.uk/Property/THH114441)



Property Ref:  
THH114441 - 0019

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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**020 8683 0190**



[ThorntonHeath@barnardmarcus.co.uk](mailto:ThorntonHeath@barnardmarcus.co.uk)



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**