



barnard marcus

**Edridge Road, Croydon CR0 1GB**



welcome to

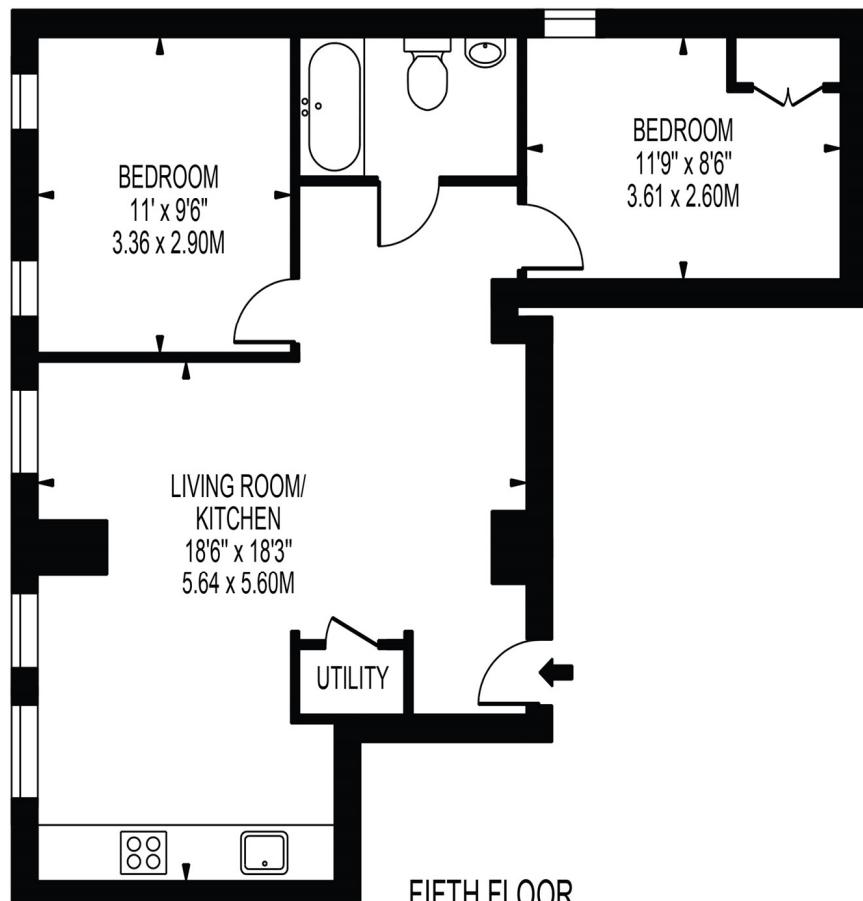
## Edridge Road, Croydon

A superbly appointed 5-year-old 2-bedroom modern apartment located on the upper levels of a striking tower block overlooking the central Croydon skyline and beyond. - Service charges have been paid up to 31st December 2025.



## EDRIDGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 595 SQ FT - 55.28 SQ M



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.

A superbly appointed 5-year-old modern apartment located on the upper levels of a striking tower block overlooking the central Croydon skyline and beyond. Concierge entrance leading to lift assist, communal lounge and a sky-high roof top terrace with outstanding views of London are featured in the building for all residents to use. The property has wide bright windows to further enhance the view and alights from the entrance hallway. The property boasts an open plan reception/kitchen which is found with integrated white goods. Wooden floors surround the whole apartment. Two double bedrooms with windows that allow natural light in throughout the day, family style bathroom, storage cupboards and a long lease are features of this apartment.

East Croydon station is within minutes and the popular restaurant quarter beckons close by as well as the modern shopping centre of Centrale and the entertainment arenas of Box Park and Fairfield halls.

welcome to

## Edridge Road, Croydon

- Modern Apartment
- Integrated White Goods
- Two Double Bedrooms
- Good Transport Links
- Close To Stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4750.00

Ground Rent: 456.00

This is a Leasehold property with details as follows; Term of Lease 992 years from 01 Jan 2025.  
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

**£300,000**



view this property online [barnardmarcus.co.uk/Property/SCS109570](http://barnardmarcus.co.uk/Property/SCS109570)

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:  
SCS109570 - 0009

 barnard marcus



**020 8681 6744**



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,  
CR2 6PY



**barnardmarcus.co.uk**