



barnard marcus

Qualia House, Sanderstead Road, South Croydon CR2 0FA



barnard
marcus

The logo for barnard marcus features a stylized graphic of four colored circles (green, orange, red, and blue) arranged in a cluster. To the right of the graphic, the company name 'barnard marcus' is written in a lowercase, sans-serif font.

welcome to

Qualia House Sanderstead Road, South Croydon

A beautifully presented two-bedroom first floor apartment, perfectly designed for contemporary living.

Welcome to this beautifully presented two-bedroom first floor apartment with large open plan Reception Room which is the heart of the home, featuring a modern fitted kitchen, seamlessly integrated with ample dining and living space.

Patio doors lead out onto a private balcony, offering an ideal spot for relaxation and outdoor dining. The spacious master bedroom includes an en-suite shower room, providing comfort and privacy. A well-proportioned second bedroom and a stylish family bathroom complete the living accommodation.

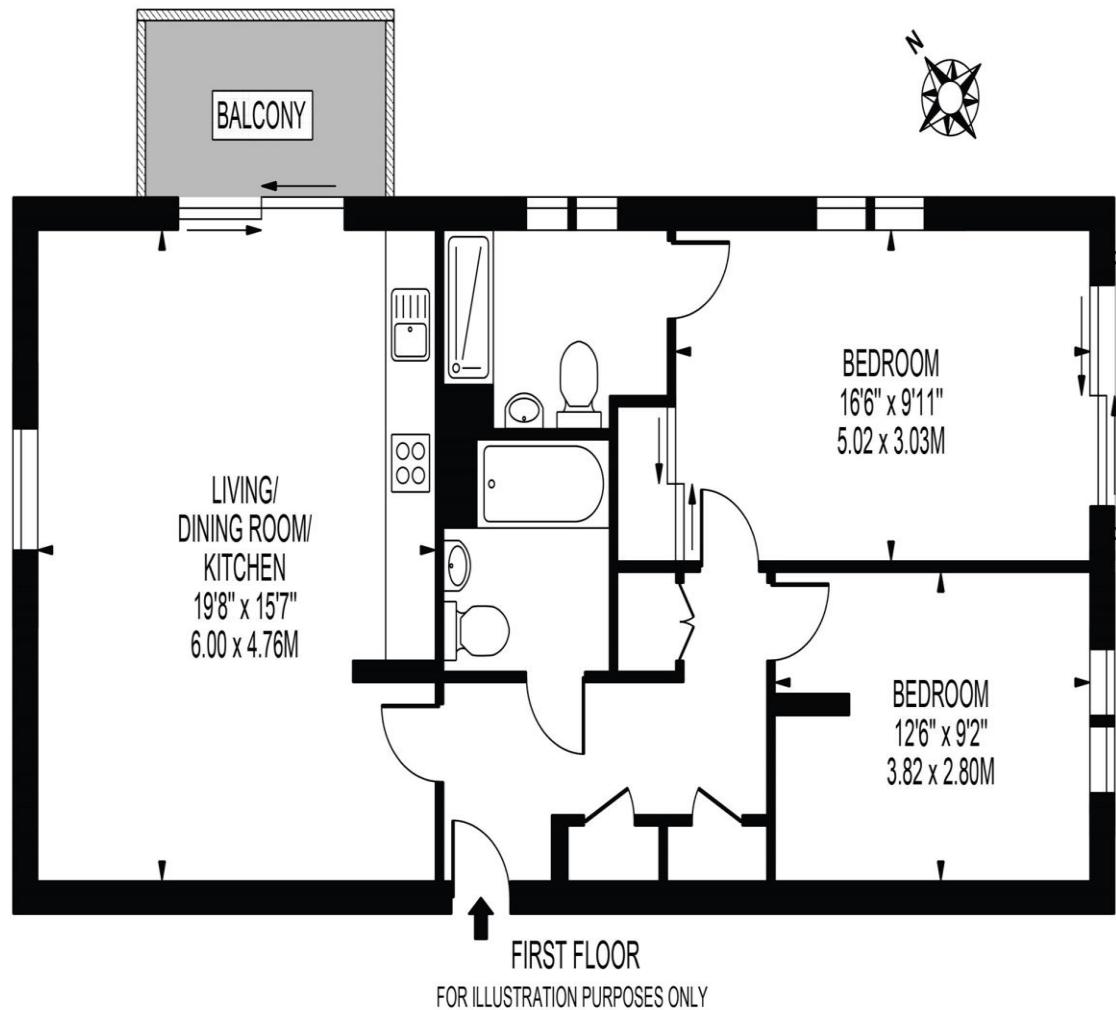
The property is offered with a long lease, ensuring peace of mind for years to come, convenient lift access to all floors, enhancing accessibility, secure parking space in the private underground car park and communal gardens. The property is chain free, allowing for a straightforward and hassle-free purchase process.

This apartment is ideally suited for professionals, couples, or small families looking for a modern and convenient living space. Qualia House is situated on Broomhall Road which is 0.2 miles from Sanderstead Station and 0.3 miles from Purley Oaks Station which provide fantastic links into London. The property is conveniently located for local amenities such as Tesco's Express, Station Fish & Chips, Coco & Nut Coffee Shop and other takeaway establishments. The property is surrounded by greenery with South Croydon Recreation Ground located across the road and Purley Downs Golf Course for any keen Golfers out there.



QUALIA HOUSE, SANDERSREAD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 820 SQ FT - 76.20 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.



welcome to

Qualia House Sanderstead Road, South Croydon

- Two Double Bedrooms
- Spacious Open Plan Reception Room
- Modern Fitted Kitchen
- Modern En-Suite Shower Room
- Modern Family Bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



view this property online barnardmarcus.co.uk/Property/SAN107039

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:
SAN107039 - 0025



Please note the marker reflects the postcode not the actual property



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