

Brighton Road, South Croydon CR2 6AF

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welcome to

Brighton Road, South Croydon

Bright and stylish 2 bed, 2 bath first-floor apartment with balcony, garage parking, communal garden and no chain moments from stations, shops and local amenities.









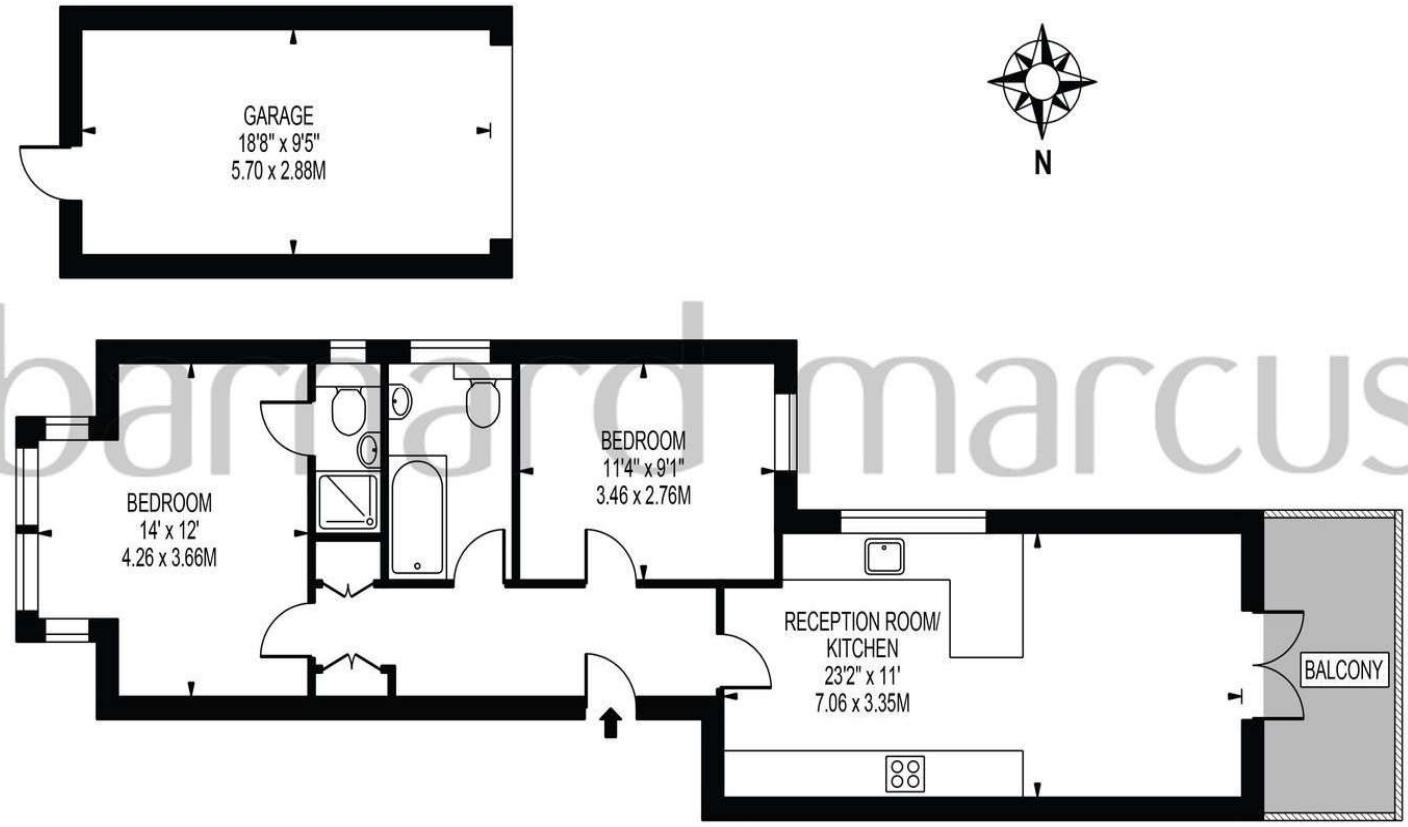




APPROXIMATE GROSS INTERNAL FLOOR AREA: **688 SQ FT - 63.90 SQ M**

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **177 SQ FT - 16.42 SQ M**



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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.

Bright, stylish and ready to move into, this first-floor two-bedroom, two bathroom apartment offers generous room sizes, a private balcony, garage parking and a fantastic location close to stations, shops and transport links. Offered with no onward chain and 865 sqft of space , it's an ideal home for first-time buyers or investors.

Set within a well-maintained building on a popular residential road, the property built in 2018 features a spacious reception/kitchen area with ample room for dining and relaxing, opening directly onto the balcony perfect for fresh air, morning coffee or evening unwinding. Both bedrooms are well-proportioned, with the main bedroom benefiting from good natural light and an en-suite bathroom. There is also 3 years remaining on the new build warranty.

One of the standout features is the private garage, providing secure parking or excellent storage, along with access to a communal garden at the rear. With a long lease, low outgoings and a convenient first-floor position, the property is easy to live with and easy to maintain.

Located close to Brighton Road, buyers benefit from quick access to South Croydon and Purley Oaks stations, bus links, local shops, cafés and green spaces. A fantastic opportunity with strong lifestyle appeal and excellent transport connections.

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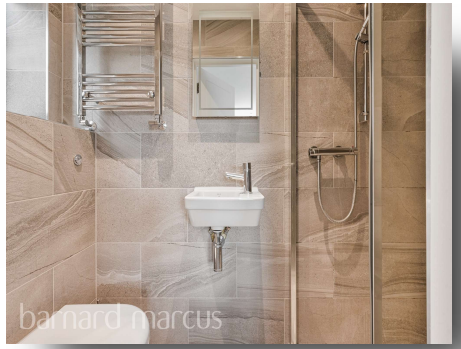
Brighton Road, South Croydon

- Two Double Bedrooms
- Long Lease
- Built Within the Last 10 Years
- Garage Parking
- Private Balcony and Communal Garden

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1656.50
Ground Rent: 292.00

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.

£300,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110367

The Property Ombudsman

Property Ref:
SCS110367 - 0004

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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