



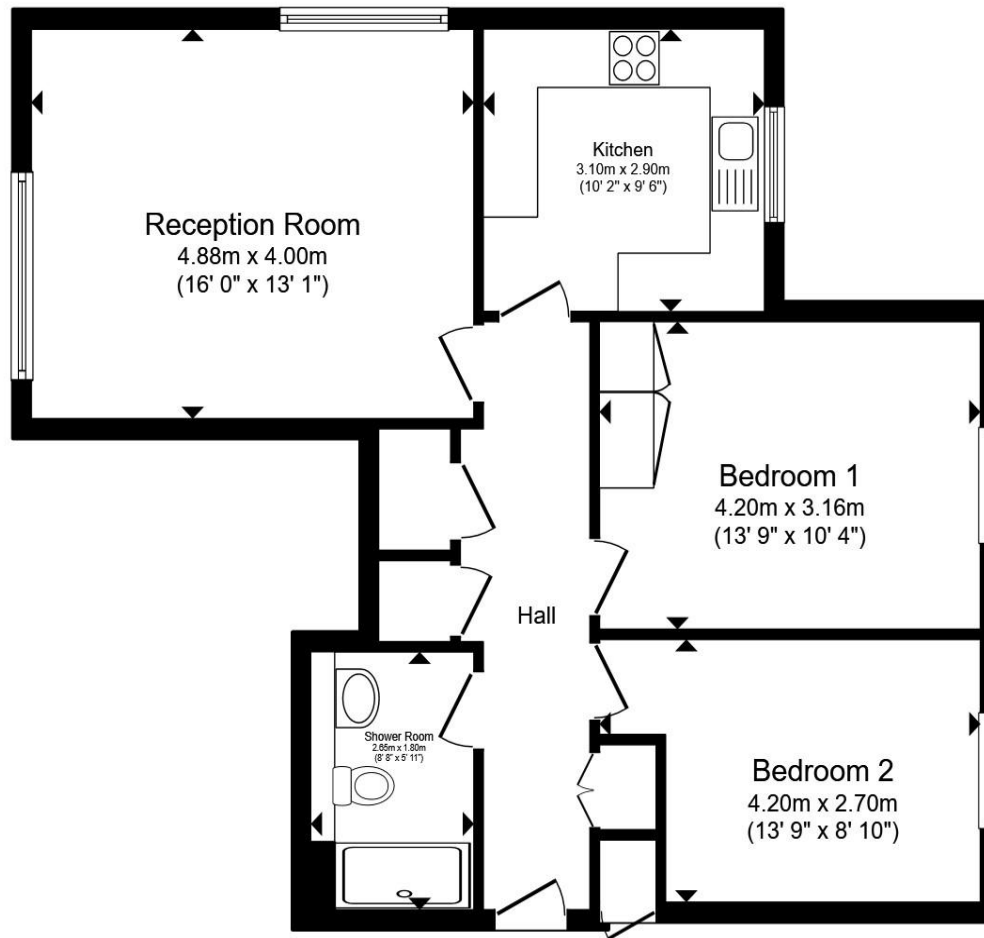
Beech Copse, South Croydon CR2 7ES

welcome to

Beech Copse, South Croydon

Situated within the popular and leafy Beech Copse development, this well-presented two-bedroom upper floor apartment offers spacious accommodation throughout and is ideal for first-time buyers, downsizers, or investors alike. The property extends to approximately 751 sq. ft. and comprises a generous reception room measuring over 16ft in length, providing ample space for both living and dining. The separate fitted kitchen enjoys a practical layout with good storage and worktop space. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, while a contemporary bathroom suite completes the accommodation. Further benefits include a garage en bloc, permit-based private parking, useful storage cupboards, double glazing, and access to attractive communal gardens, offering residents a pleasant outdoor space to enjoy. Beech Copse enjoys a peaceful setting surrounded by mature greenery whilst remaining conveniently positioned for everyday amenities. South Croydon station is within easy reach, providing regular services into London Bridge, Victoria and other central London destinations, making the property an excellent choice for commuters. The area is well-served by a selection of highly regarded schools, including both state and independent options, and is surrounded by an abundance of open green spaces such as Lloyd Park, Purley Beeches and Croham Hurst Woods, ideal for walking, cycling and outdoor recreation. This bright and spacious apartment presents an excellent opportunity to acquire a well-located home in one of South Croydon's most desirable residential settings. **Agents Note:** Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 69.8 m² (751 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



welcome to

Beech Copse, South Croydon

- Upper floor apartment
- Two double bedrooms
- Spacious reception room
- Separate fitted kitchen
- Modern bathroom
- Permit-based private parking
- Communal gardens & Garage en bloc
- Convenient for transport links, schools and green spaces

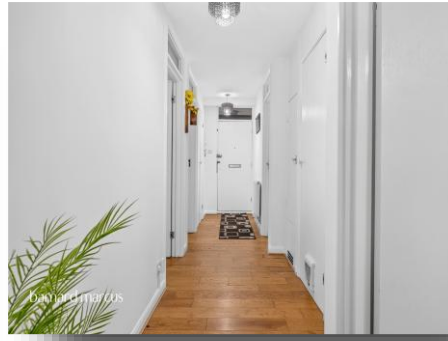
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 1900.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£315,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110239



Property Ref:
SCS110239 - 0005

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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