

Adams Way, Croydon CR0 6XN

barnard marcus

welcome to

Adams Way, Croydon

2 bedroom apartment with modern kitchen and bathroom, allocated parking and quiet community well located for transport links. *Some images are CGI generated* Perfect for first time buyers, this bright and spacious two-bedroom apartment is set within a quiet development and benefits from allocated parking, while being ideally located for the excellent transport links and amenities of East Croydon. Move in ready, the property has recently been updated with a modern new kitchen and bathroom. The kitchen offers generous storage and worktop space, complemented by a large window that fills the room with natural light. The neutrally tiled bathroom features a full size bath with shower overhead and a useful storage cupboard. The principal bedroom is a double with a unique walk in dressing area complete with sink, while the second bedroom is a well proportioned single room with built in wardrobe storage. A particular highlight is the impressive living/dining room, which provides ample space for both lounge and dining furniture, as well as a dedicated work from home area. Large windows throughout ensure the apartment feels light and welcoming. Offering generous accommodation, modern finishes and a fantastic location, this is an excellent opportunity to purchase a home ready to enjoy from day one.





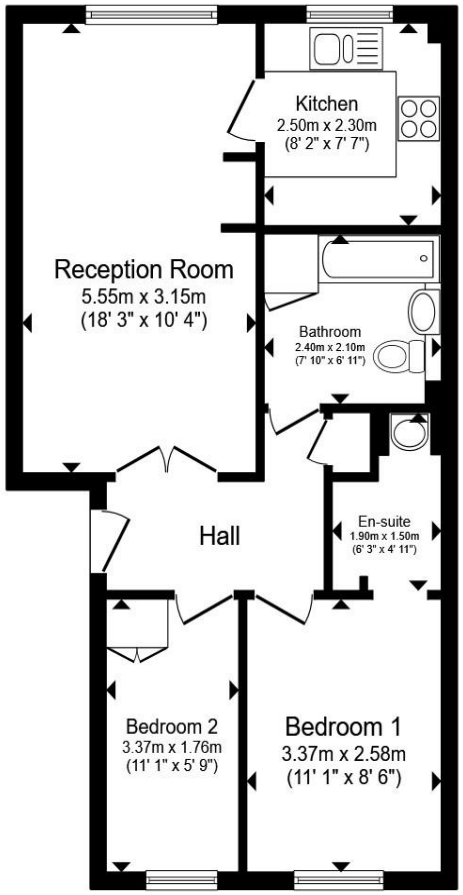








Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



2nd Floor









Total floor area 52.7 m² (567 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

barnard marcus

welcome to

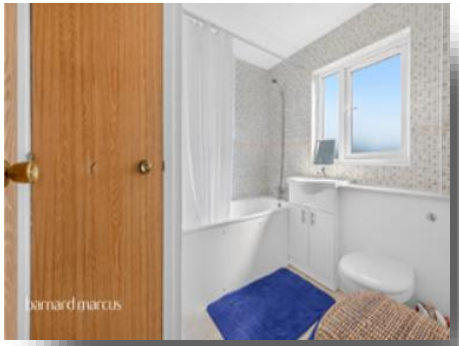
Adams Way, Croydon

- Allocated Parking
- Quiet Development
- Great Transport Links
- Refurbished Kitchen & Bathroom
- Dressing Area to Principle Bedroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1620.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113713

The Property Ombudsman

Property Ref:
CRY113713 - 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

020 8680 9226

Croydon@barnardmarcus.co.uk

50 Lower Addiscombe Road, Croydon, Surrey, CR0 6AA

barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.