

Culmington Road, South Croydon CR2 6DR

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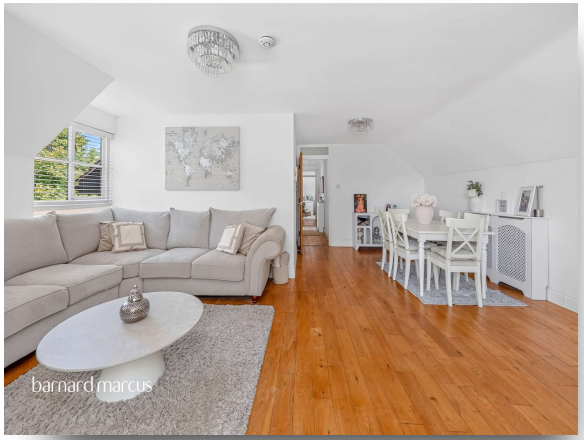
welcome to

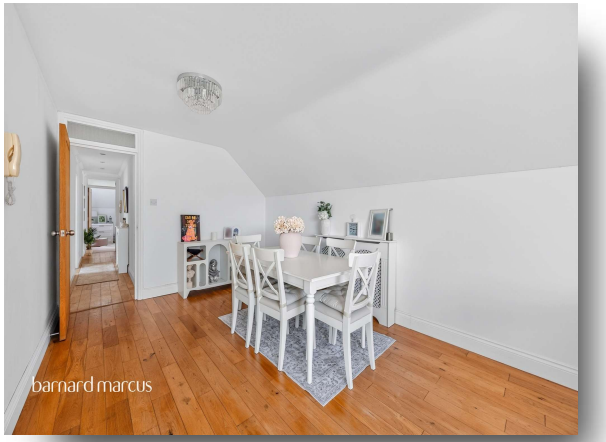
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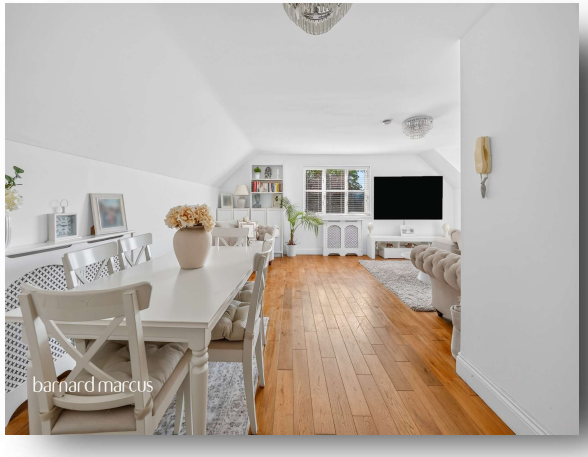
Situated on the sought-after Culmington Road. This beautifully presented three-bedroom apartment offers over 1,080 sq ft of bright and spacious accommodation, ideal for families, professionals, or those seeking generous living space in a convenient residential setting.



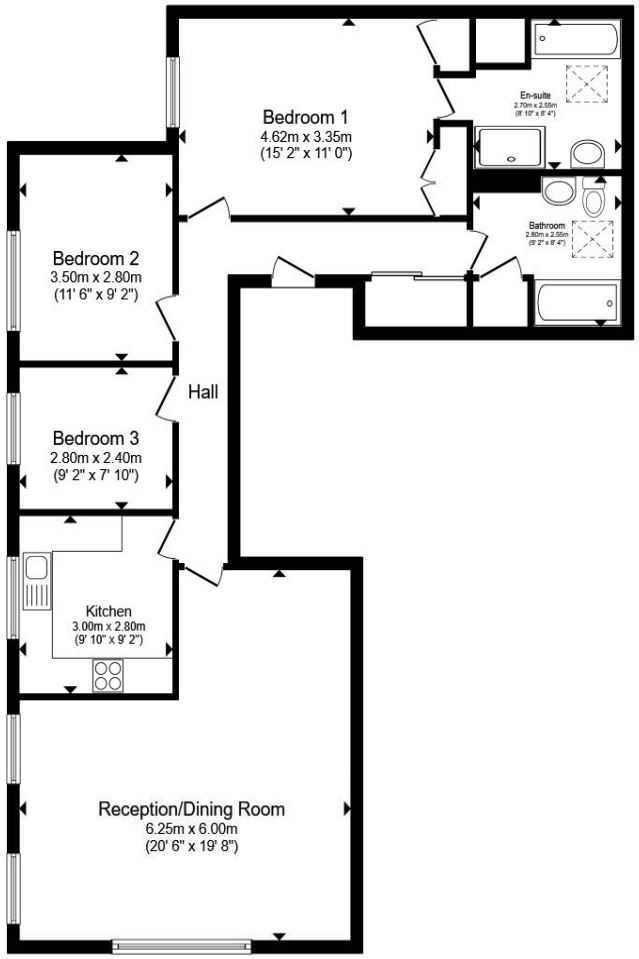














Total floor area 100.9 m² (1,086 sq.ft.) approx

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

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The property boasts a substantial reception and dining room measuring over 20ft in length, providing an excellent space for both everyday living and entertaining. Large windows flood the room with natural light, creating a bright and welcoming atmosphere. The modern fitted kitchen is well-equipped with a range of contemporary units, integrated appliances, and ample worktop space.

The principal bedroom is a particularly impressive size and benefits from fitted wardrobes and a stylish en-suite bathroom. Two further bedrooms offer versatile accommodation, ideal for children, guests, or home working. A modern family bathroom serves the additional bedrooms, while ample storage is provided throughout the apartment.

Externally, residents benefit from allocated parking and well-maintained communal surroundings. The property is presented in excellent decorative order and is ready for immediate occupation. Culmington Road is a popular residential address, offering a balance of leafy surroundings and excellent connectivity. Purley Oaks station is within easy reach, providing regular services into London Bridge, London Victoria, and Gatwick Airport, making the location ideal for commuters.

welcome to

Culmington Road, South Croydon

- Spacious three-bedroom apartment
- Two bathrooms, including en-suite to principal bedroom
- Large reception/dining room
- Modern fitted kitchen
- Allocated parking space

Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: 2040.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Aug 1990. 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

£365,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110238

The Property Ombudsman

Property Ref:
SCS110238 - 0008

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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