



barnard marcus

Moreton Road, South Croydon CR2 7DL

welcome to

Moreton Road, South Croydon

A well-presented spacious two-bedroom upper floor flat, ideally situated on the sought-after Moreton Road in South Croydon. Offering bright and well-proportioned accommodation throughout, this attractive home is perfectly suited to first-time buyers, professional couples, downsizers, or investors.





Total floor area 58.8 m² (632 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



The property features a generous reception room with ample space for both living and dining, creating an ideal setting for relaxing or entertaining guests. The separate kitchen is well arranged with a range of fitted units and workspace, equipped with a double oven and an extra-large sink, making cooking and cleanup a breeze. while the two bedrooms provide comfortable and versatile accommodation. A contemporary family bathroom completes the internal layout. Further benefits include driveway parking, a highly desirable feature in this location, together with an elevated position that enhances both privacy and natural light throughout the home.

Location

Moreton Road is a popular residential road in South Croydon, conveniently positioned for a wide range of local amenities. South Croydon and Sanderstead stations are within easy reach, providing regular rail services into London Bridge, Victoria and East Croydon, making the property ideal for commuters. The area is also well served by local bus routes and road connections.

Families will appreciate the selection of well-regarded schools nearby, while residents can enjoy an abundance of green open spaces including Lloyd Park, Croham Hurst Woods and Purley Downs, offering excellent opportunities for walking, recreation and outdoor leisure. This appealing apartment combines comfortable living space, convenient parking and an excellent South Croydon location, making it a property not to be missed.

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.

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- Two-Bedroom Upper Floor Flat
- Spacious Reception / Dining Room
- Separate Fitted Kitchen
- Modern Bathroom Suite
- Private Driveway Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 480.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110184



Property Ref:
SCS110184 - 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.

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