

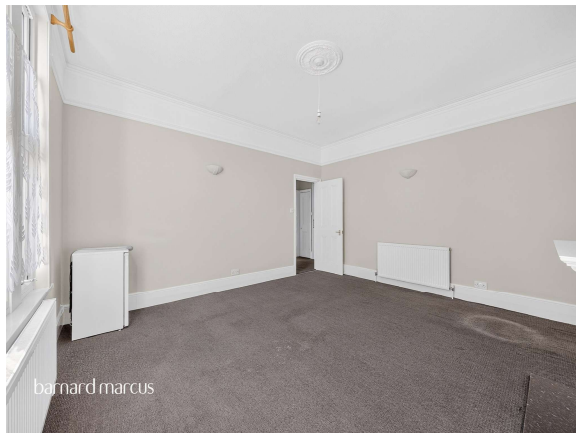


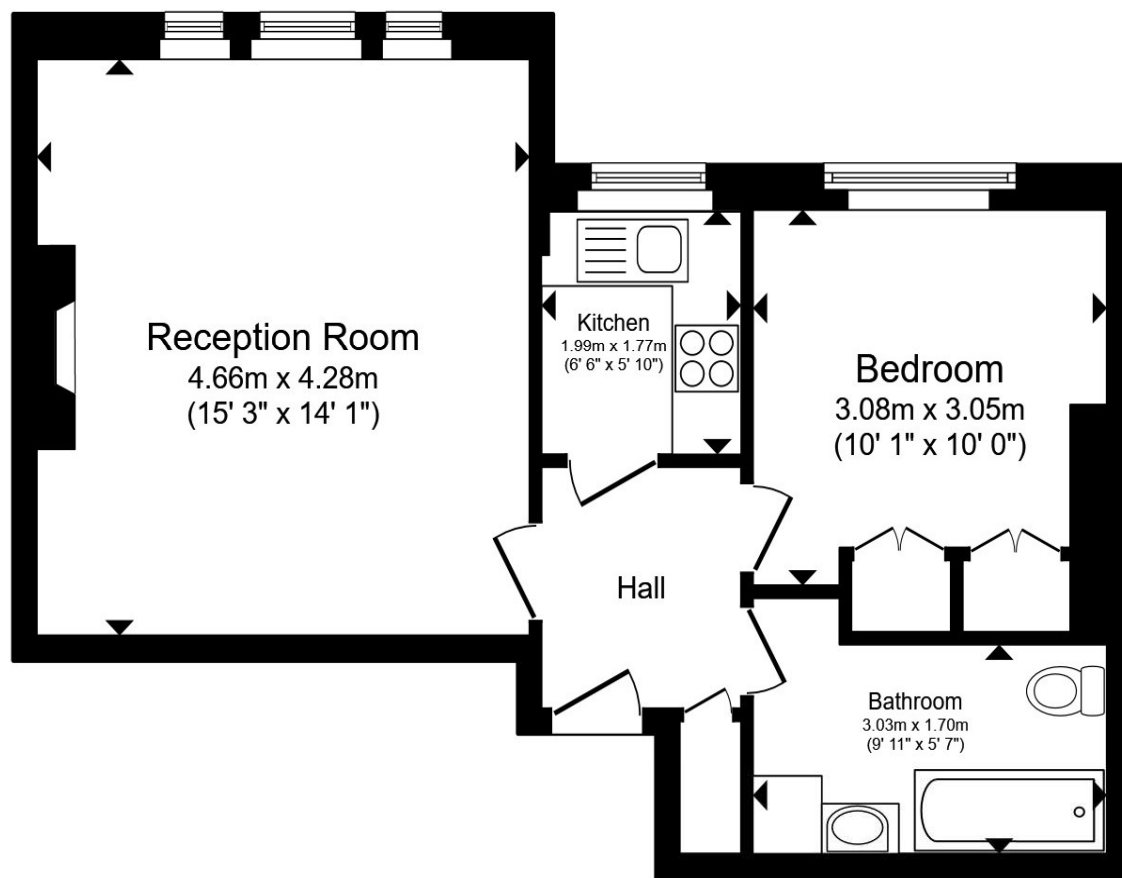
barnardmarcus

South Park Hill Road, South Croydon CR2 7DW

welcome to
South Park Hill Road, South Croydon

Situated within an attractive period conversion on the sought-after South Park Hill Road, this well-presented one-bedroom first floor apartment offers bright and spacious accommodation throughout, making it an ideal first-time purchase, investment opportunity or downsizer home.





First Floor

Total floor area 46.2 m² (497 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 comprises a welcoming entrance hall, a generous reception room measuring over 15ft with large windows allowing for plenty of natural light, a separate fitted kitchen with a range of wall and base units, a spacious double bedroom benefiting from built-in wardrobes, and a modern family bathroom fitted with a three-piece suite. The apartment has been neutrally decorated throughout and is ready for immediate occupation.

Externally, the property enjoys the benefit of a private rear garden, providing useful outdoor space for relaxing or entertaining, together with the convenience of allocated parking.

South Park Hill Road is ideally positioned for access to both South Croydon and Croydon town centre, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Commuters are well served by South Croydon and East Croydon stations, providing regular services into London Bridge, London Victoria, Gatwick Airport and beyond. The area is also well regarded for its range of highly rated schools, including several popular primary and secondary options, whilst nearby green spaces such as Lloyd Park, Park Hill Park and Croham Hurst Woods offer wonderful opportunities for recreation and outdoor pursuits.

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.

welcome to

South Park Hill Road, South Croydon

- First floor apartment
- One double bedroom
- Spacious reception room
- Separate fitted kitchen
- Modern bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1934.45

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110299



Property Ref:
SCS110299 - 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.

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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