



barnard marcus

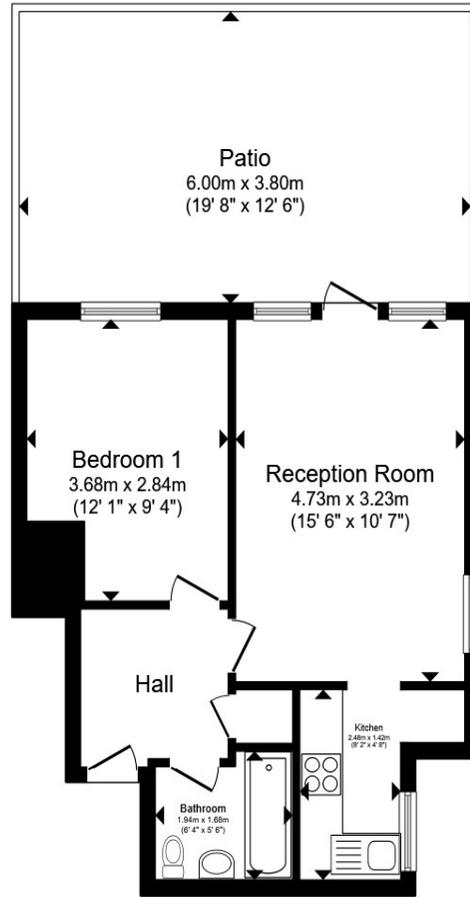
Blenheim Crescent, South Croydon CR2 6BQ



welcome to
Blenheim Crescent, South Croydon

Barnard Marcus are proud to present this 1 bed ground floor converted garden apartment.





Ground Floor



A lovely crescent shaped road is where this 1 bed ground floor converted garden apartment resides with parking to rear. Located ½ mile from Sanderstead and Purley Oaks station and bus routes aplenty, Open plan reception kitchen, bathroom double glazing, and gas central heating. Purley and Sanderstead shops nearby comprising of bars, restaurants, convenience stores and open green space of Purley Way close by. Offered to the open market with no chain.

Total floor area 39.2 m² (422 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

Blenheim Crescent, South Croydon

- No chain
- Ground Floor
- Parking
- Close to Stations
- Converted Garden Apartment

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2400.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£260,000



view this property online [barnardmarcus.co.uk/Property/SCS109970](https://www.barnardmarcus.co.uk/Property/SCS109970)

Please note the marker reflects the postcode not the actual property



Property Ref:
SCS109970 - 0002

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)