

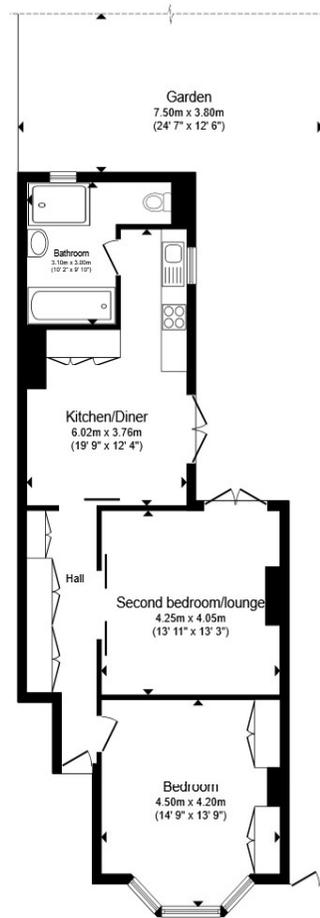


**Avondale Road, South Croydon CR2 6JB**

**welcome to**  
**Avondale Road, South Croydon**

Barnard Marcus are proud to present this fantastic 2 double bed ground floor conversion apartment with private garden and allocated parking space.





**Floor Plan**



Total floor area 69.8 m<sup>2</sup> (752 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](http://www.propertybox.io)



Viewing is the only way to fully appreciate this stylish 2 double bed ground floor conversion apartment with private garden and allocated parking space located on ever popular Avondale Road within easy distance of Sanderstead and Purley Oaks train stations and bus routes. The property has been lovingly restored and beautifully modernised to create a welcoming and light-filled space encompassing contemporary kitchen (Schmidt) and tiled bespoke bathroom. Gas central underfloor heated and double-glazed throughout with solid wooden flooring and doors to private garden. The property retains character features including fireplaces, high ceilings and wooden sash windows. A long lease and low charges make this a great choice of first-time buyers/downsizers alike. This really is a one-of-a-kind apartment which will tick a lot of boxes, a veritable gem in south Croydon.

welcome to

## Avondale Road, South Croydon

- Ground Floor
- 2 Double Bedrooms
- Private Garden
- Long Lease
- Close to Stations

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Nov 2006. 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

**£400,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS109983](https://barnardmarcus.co.uk/Property/SCS109983)



Property Ref:  
SCS109983 - 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 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.



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