



Broad Green Avenue, Croydon CR0 2ST

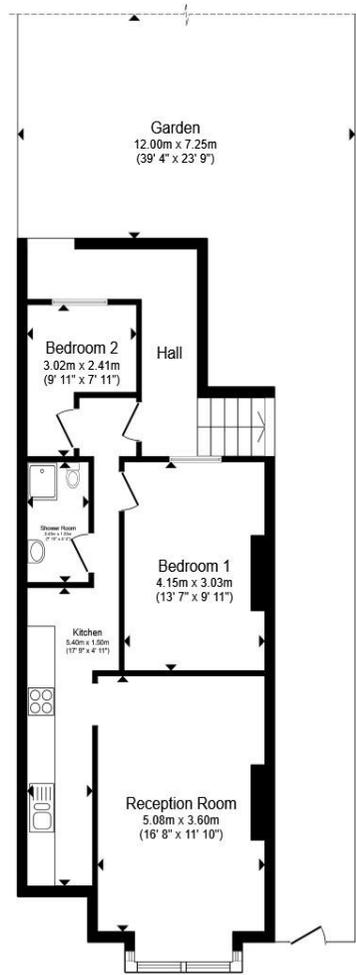
welcome to

Broad Green Avenue, Croydon

This beautifully renovated two-bedroom basement flat on Broad Green Avenue, CR0 2ST, offers spacious accommodation and a bright, modern finish throughout. Recently renovated and presented in immaculate condition, the flat is offered to the market with no onward chain, making it a straightforward and appealing option for both first-time buyers and investors. Accessed via a rear entrance, the flat opens into a generous reception room featuring a large bay window that brings in excellent natural light, creating an inviting space for everyday living and entertaining. The separate kitchen has been newly fitted with sleek units, integrated appliances and contemporary worktops, delivering a fresh and functional cooking environment.



The property comprises two well-proportioned bedrooms, both offering comfortable space and a peaceful position towards the rear section of the layout. The newly fitted bathroom is finished to a high standard with modern tiling, a walk-in shower and stylish fittings, adding to the overall turn-key appeal of the home. Externally, the flat benefits from direct access to a communal rear garden, a spacious shared outdoor area ideal for relaxing or enjoying the warmer months. Further advantages include a long lease, low annual charges, and permit parking available in the providing convenience for residents and visitors alike. Situated in the popular Broad Green area, the property is ideally positioned for excellent transport connections, with West Croydon and East Croydon stations within easy reach, offering fast links into Central London, Gatwick, and beyond. The neighbourhood provides a good selection of shops, supermarkets, cafés and restaurants, while nearby parks such as Wandle Park offer welcome green space.



Total floor area 64.9 m² (699 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

Broad Green Avenue, Croydon

- Recently renovated throughout
- Two bedrooms
- Modern kitchen and stylish shower room
- Access to communal garden
- Side, rear access
- Long lease, low charges & permit parking
- West Croydon and East Croydon stations within easy reach
- NO CHAIN

Tenure: Leasehold EPC Rating: D

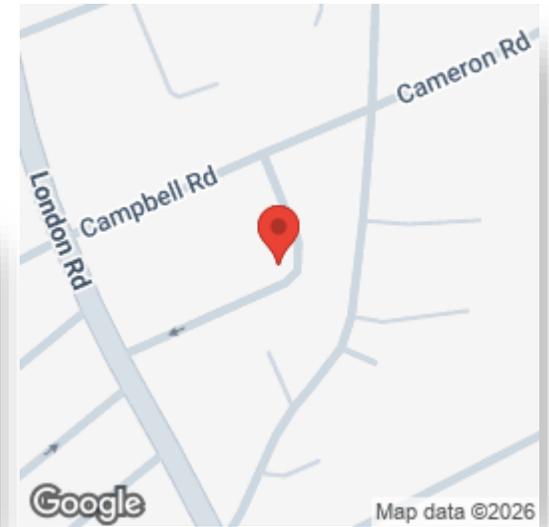
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1982. 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

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH114748](https://www.barnardmarcus.co.uk/Property/THH114748)



Property Ref:
THH114748 - 0002

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