



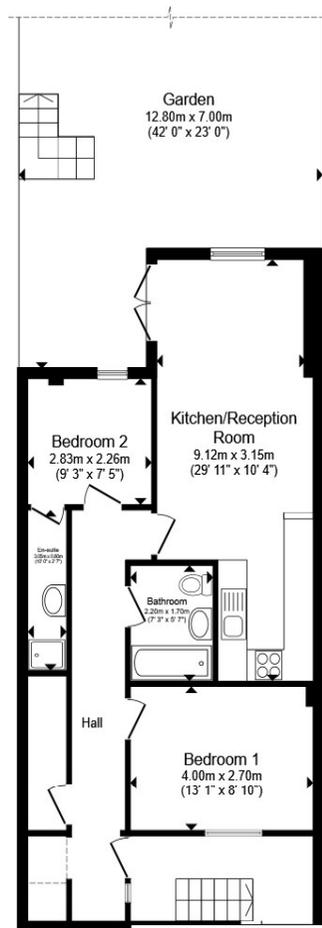
barnard marcus

**Alexandra Road, CR0 6EY**

**welcome to**  
**Alexandra Road, Croydon**

CHAIN FREE 2 bedroom, 2 bathroom apartment with private garden and private entrance close to East Croydon Station. \*Some images are CGI generated\*





**Lower Ground Floor**



This beautifully presented two bed, two bath apartment on Alexandra Road offers stylish, spacious living with the rare benefit of its own private entrance and garden. A generous entrance hallway sets the tone, leading through to a spectacular open plan living/kitchen space, ideal for both relaxing and entertaining, with ample room for lounge and dining furniture. The modern kitchen is well appointed with integrated gas hob, electric oven, plentiful storage and excellent worktop space.

The principle bedroom is a bright and spacious double with a large window and room for additional furniture. The second bedroom is also a great size, overlooking the private garden and benefitting from a sleek ensuite shower room with heated towel rail. The main bathroom is finished to a high standard, featuring a full size bath with waterfall shower, stylish tiling and bespoke recessed shelving with feature lighting.

Double doors open onto a stunning private garden, complete with patio, additional seating area and lawn—an exceptional and secluded outdoor space. Chain free, recently redecorated throughout with new carpets in the second bedroom, this move-in ready home also benefits from a good lease and low service charges, all within a prime commuter location.

**Total floor area 67.9 m<sup>2</sup> (731 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)



welcome to

## Alexandra Road, Croydon

- PRIVATE GARDEN
- 2 Bathrooms
- CHAIN FREE
- Close to East Croydon Station
- Large Living Area
- Low Service Charge
- Good Lease
- Private Entrance

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 120 years from 29 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£325,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113350](https://www.barnardmarcus.co.uk/Property/CRY113350)



Property Ref:  
CRY113350 - 0003

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