



barnard marcus

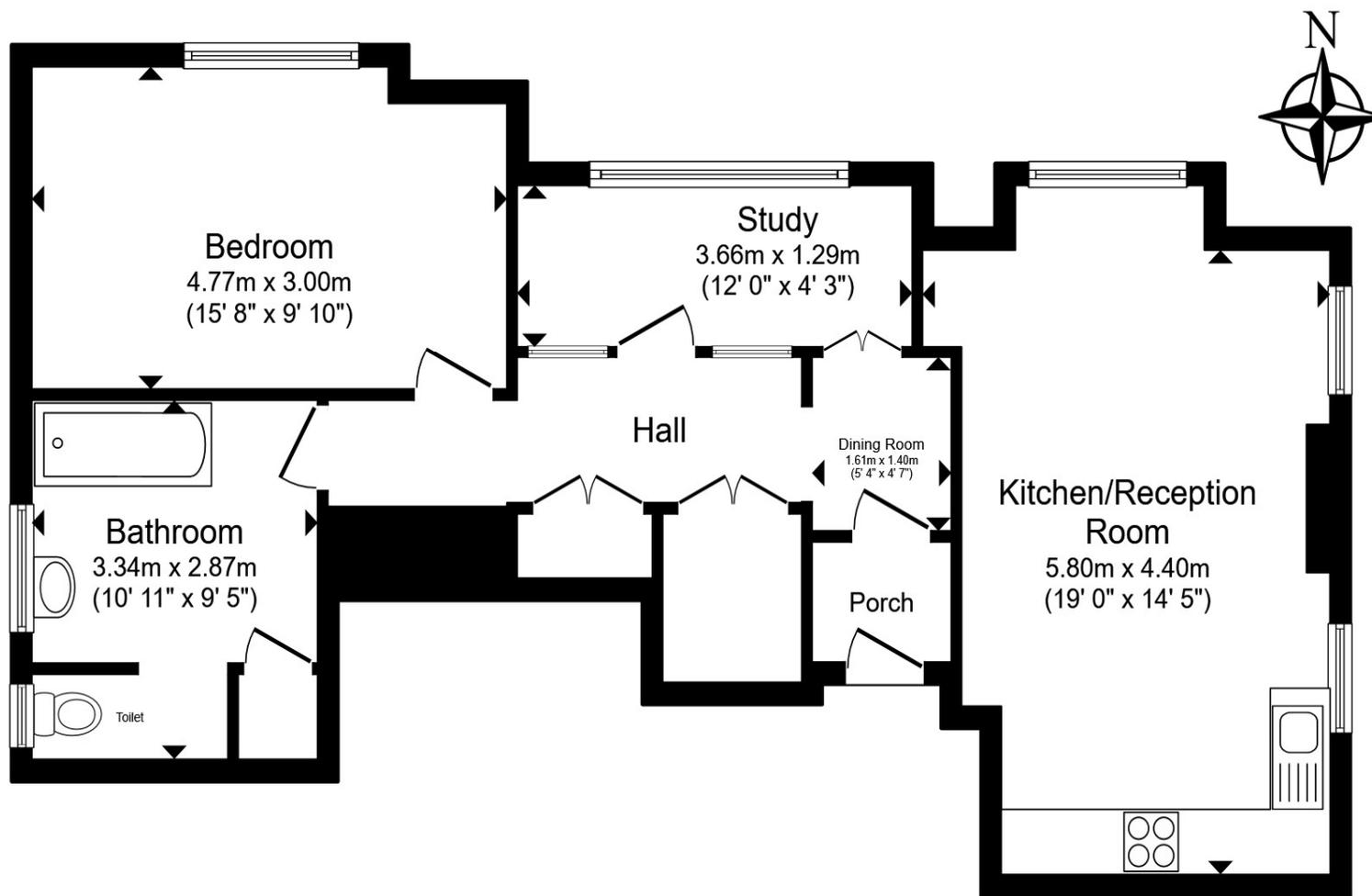
**Castlemaine Avenue, South Croydon CR2 7HR**

  
barnard  
marcus

**welcome to**  
**Castlemaine Avenue, South Croydon**

Barnard Marcus are proud to present this stunning large 1 bedroom first floor conversion apartment.





Total floor area 68.0 m<sup>2</sup> (732 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 stunning large 1 bed first floor conversion apartment located in one of South Croydon's most desirable roads, only one minute's walk to the lovely green space of Lloyd Park and its Tram Stop (8 minutes ride to East Croydon) and within minutes of South Croydon station. The property resides within a beautiful, detached building and boasts over 700 sqft of space making it one of the largest 1 beds available. It offers a light filled space with open plan kitchen/reception room, master bedroom, large contemporary bathroom and added bonus of study/office area which is perfect for working from home, double glazing and gas central heating, parking, and a long lease. It is neutrally decorated with some original features, creating a lovely blend of old and new. The gleaming metropolis of Croydon is close by offering shopping, restaurants and entertainment arenas such as Box Park and Fairfield Hall, and the local thoroughfare of South End offers a more sedate pace with coffee shops and independent outlets.

welcome to

## Castlemaine Avenue, South Croydon

- Parking
- Long Lease
- Close to Stations
- Over 700 sqft of Space
- Good Transport Links

Tenure: Leasehold EPC Rating: C

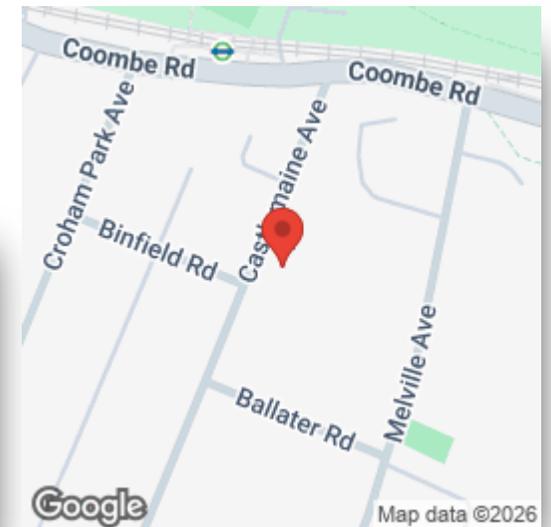
Council Tax Band: C Service Charge: 480.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 23 Jun 1988. 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

**£270,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS109267](https://www.barnardmarcus.co.uk/Property/SCS109267)



Property Ref:  
SCS109267 - 0003

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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