




barnard marcus

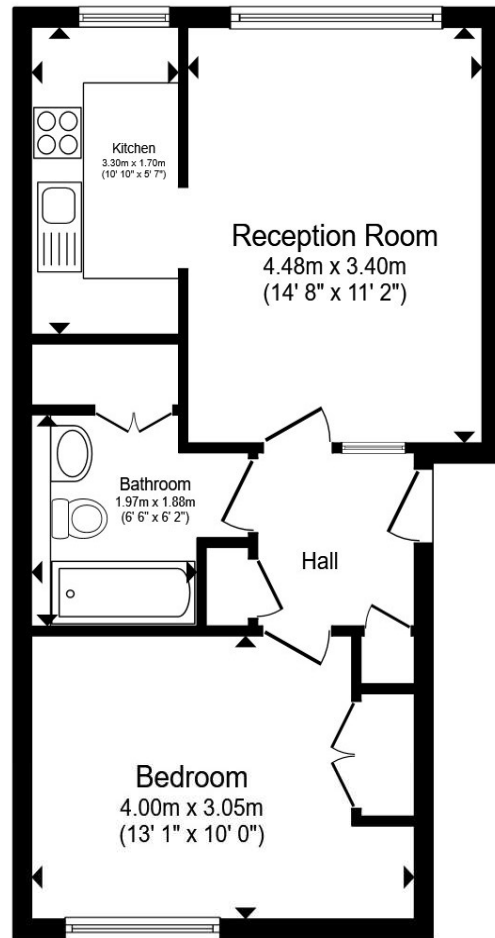
Woodcroft Chepstow Road, Croydon CR0 5JA


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welcome to
Woodcroft Chepstow Road, Croydon

****GUIDE PRICE £230,000-£240,000**** - A brand newly refurbished chain free, share of freehold ground floor apartment located in the sought after Park Hill Area, move in ready and truly exceptionally finished. ***Some images are CGI generated***





Located on sought after Chepstow Road in the heart of the desirable Park Hill area, this beautifully refurbished ground floor apartment is presented to an exceptional standard throughout and offered chain free. Benefitting from a share of freehold, lease of over 900 years and a private garage, this is a rare opportunity in a prime location close to East Croydon Station and superb transport links into Central London.

The spacious bedroom is a peaceful retreat, set well back from the road with floor to ceiling windows overlooking greenery, flooding the room with natural light. There is ample space for bedroom furniture, a generous built in wardrobe and a convenient built in vanity desk.

The bright living space is equally impressive, again featuring floor to ceiling windows and plenty of room for both living and dining furniture. The separate kitchen is brand new and stylishly finished with sleek gloss units, extensive worktop space and integrated appliances including oven, hob, extractor and fridge.

Set within one of Croydon's most prestigious residential locations, this move in ready apartment combines modern living with tranquillity and convenience.

Total floor area 45.9 m² (494 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

Woodcroft Chepstow Road, Croydon

- SHARE OF FREEHOLD
- Newly Refurbished Throughout
- CHAIN FREE
- Garage
- Park Hill Location
- Close to East Croydon Station
- Leafy Outlook

Tenure: Leasehold EPC Rating: C

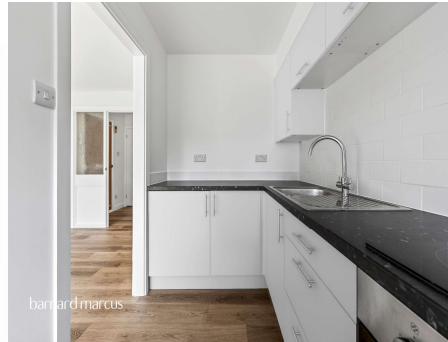
Council Tax Band: C Service Charge: 1970.86

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113560](https://www.barnardmarcus.co.uk/Property/CRY113560)



Property Ref:
CRY113560 - 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.



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



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