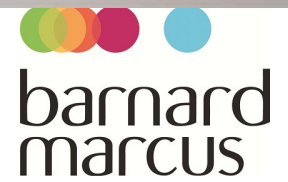




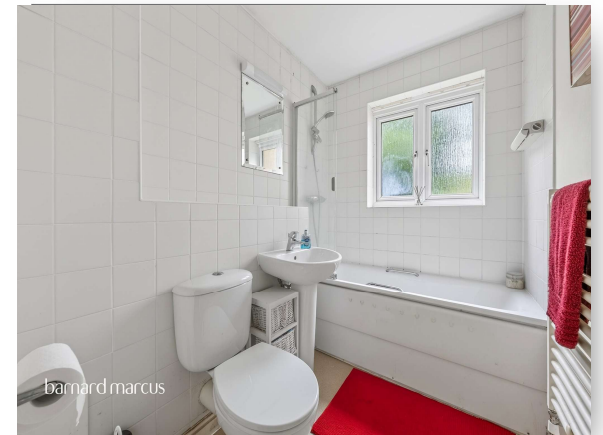
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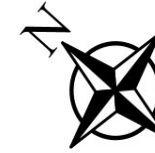
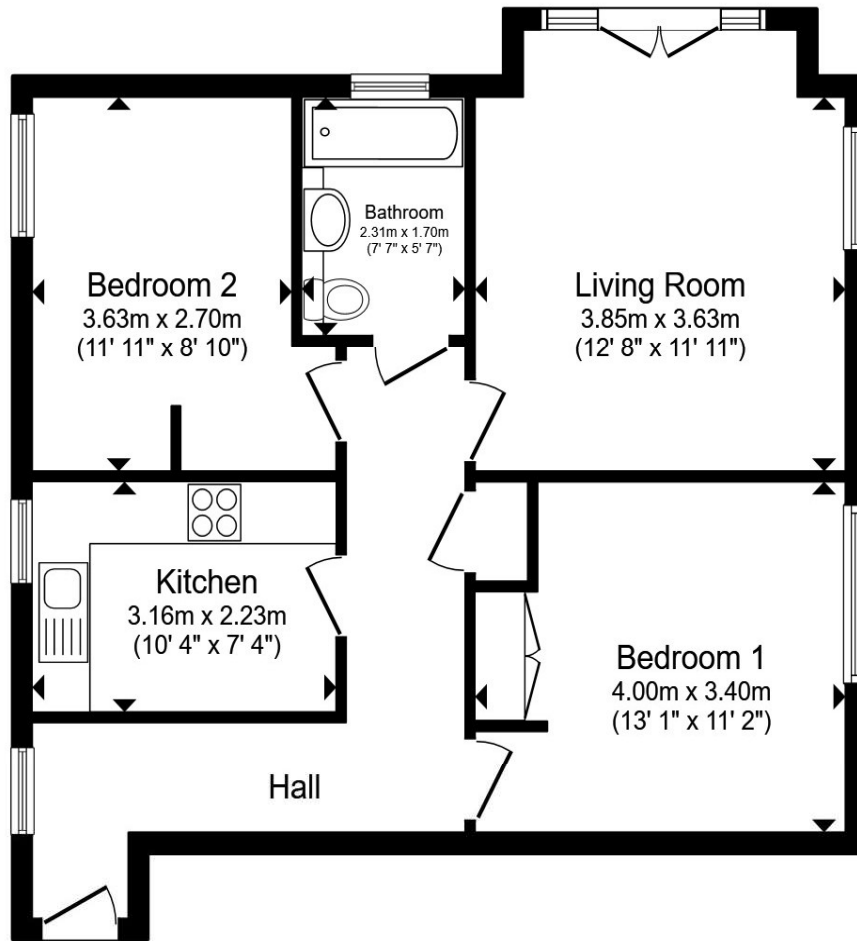
**Pavement Square, Croydon CR0 6TL**



**welcome to**  
**Pavement Square, Croydon**

2 Double Bedroom Ground Floor Apartment In The Heart Of Addiscombe - Chain Free and Ideal for Frist Time Buyers or Downsize.





Situated in the heart of Addiscombe, this spacious two double bedroom ground-floor purpose-built flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property features two generously sized double bedrooms, including a principal bedroom with built-in storage, a well-maintained bathroom, a separate fitted kitchen, and a large, bright reception room providing ample space for both living and dining.

Presented in good condition throughout, the flat is ready for immediate occupation and is offered to the market chain-free.

Further benefits include residents' parking and a highly convenient location just behind Addiscombe High Street, placing a wide range of local shops, cafés, restaurants, and everyday amenities within easy walking distance. Blackhorse Lane and Addiscombe tram stops are also just a short stroll away, providing excellent transport links and quick access to East Croydon station, Central Croydon, and beyond.

Combining generous living accommodation with a sought-after location, this is a fantastic home for those seeking convenience, connectivity, and comfort.

\*This property is able to be sold at 100% or 30%\*

Total floor area 62.9 m<sup>2</sup> (677 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

## Pavement Square, Croydon

- 2 Double bedrooms
- Residents parking
- Sought after location
- Excellent Transport Links
- CHAIN FREE
- Ground Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 138.44

Ground Rent: 678.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2007.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £270,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113617](https://www.barnardmarcus.co.uk/Property/CRY113617)



Property Ref:  
CRY113617 - 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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