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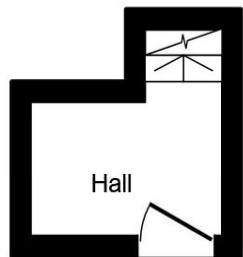
**Cotelands, Croydon CR0 5UD**



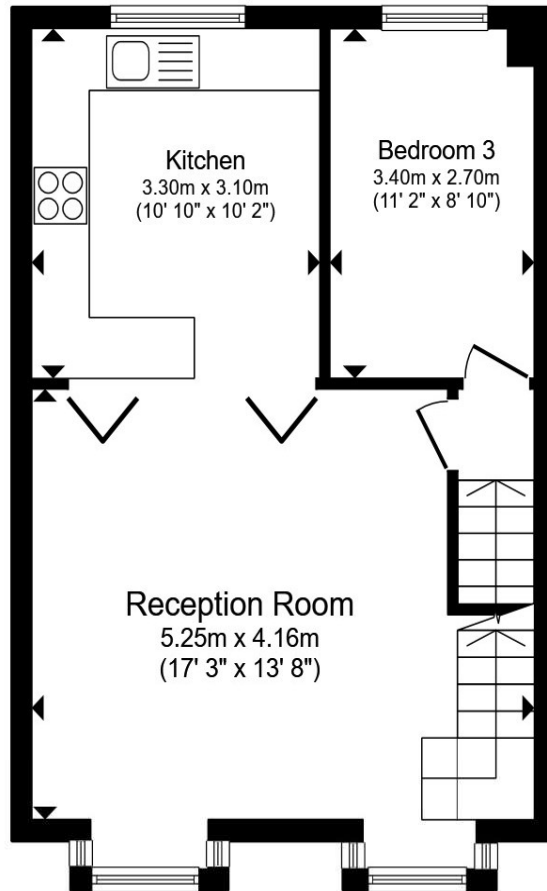
**welcome to**  
**Cotelands, Croydon**

Beautifully refurbished 3 bedroom split level maisonette with renewed lease, garage and residents parking located on the desirable Park Hill.

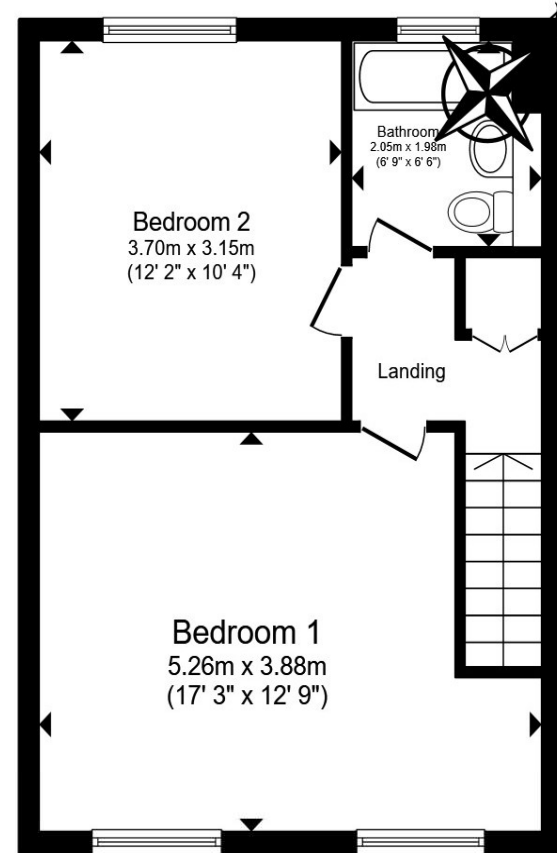




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 84.6 m<sup>2</sup> (911 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)



Situated on the sought after Park Hill area, this beautifully refurbished split level 3 bedroom maisonette offers stylish accommodation in one of Croydon's most desirable locations. Surrounded by tree lined streets and well regarded schools, this is an ideal home for professionals, families and commuters alike.

Accessed via its own private entrance, the property opens into an entrance hall with ample space for coats and shoes. The first floor is home to an open plan living space, enhanced by herringbone flooring and dual aspect windows that flood the room with natural light. The sleek handleless kitchen features solid worktops, plentiful storage and brand new integrated appliances. A standout feature is the contemporary folding glass partition, allowing the kitchen and living areas to be separated when desired. Also on this floor is the third bedroom, perfect as a home office, nursery or guest room.

Upstairs are 2 double bedrooms, both beautifully finished with herringbone flooring and large windows. The family bathroom boasts elegant tiling, a full size bath with overhead shower and shelving, fitted vanity storage and a window for natural ventilation.

Having undergone a complete refurbishment including new plumbing, electrics and a renewed lease, this exceptional home is truly move in ready. Further benefits include a garage, residents' permit parking, private entrance and a chain-free position. East Croydon Station is within easy reach, offering links into London.

welcome to

## Cotelands, Croydon

- NEW LEASE
- Refurbished throughout
- High Specification
- Park Hill
- Garage
- Split Level
- Private Entrance
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113640](https://www.barnardmarcus.co.uk/Property/CRY113640)



Property Ref:  
CRY113640 - 0005

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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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