



barnard marcus

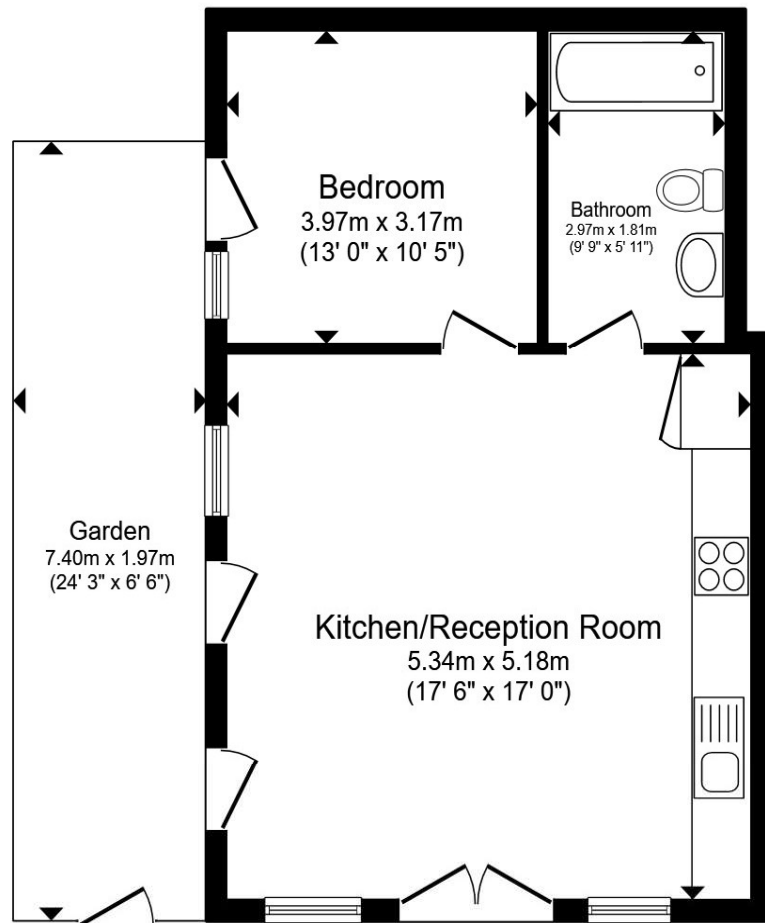
Bell Foundry Close, Croydon CR0 2YE



welcome to
Bell Foundry Close, Croydon

A stunning condition contemporary leasehold Bungalow/Chalet style property on a gated development with communal pool and outdoor space.





Tucked away within the exclusive Bell Foundry Close, a unique collection of luxury homes built in 2019, this exceptional one bedroom bungalow offers contemporary living in a tranquil, gated setting.

Residents enjoy a wonderful community atmosphere and the rare benefit of a stunning communal swimming pool, all while being moments from excellent transport links and local amenities.

Occupying a secluded position at the rear of the development, the property benefits from stunning outdoor space, creating a peaceful outdoor retreat. Inside, the accommodation has been finished to a high standard throughout, with stylish décor and a bright, airy feel enhanced by dual aspect floor to ceiling windows.

The heart of the home is the impressive open-plan kitchen/living space, featuring sleek cabinetry, integrated appliances and a modern design perfect for both relaxing and entertaining. The thoughtfully designed bedroom is generous and light-filled, complete with a large built-in wardrobe and direct access to the patio. The beautifully appointed bathroom offers a full-size bath with overhead shower, excellent storage and contemporary finishes. A handy additional storage cupboard provides further practicality.

Perfectly positioned for those seeking the best of both worlds, Bell Foundry Close offers a peaceful lifestyle while remaining close to superb transport links, including Selhurst Station, providing easy access into the city.

Total floor area 43.3 m² (466 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



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- Outdoor Space
- Communal Pool
- Gated/Secluded Development
- Great Transport Links
- High Specification
- Under Floor Heating

Tenure: Leasehold EPC Rating: B

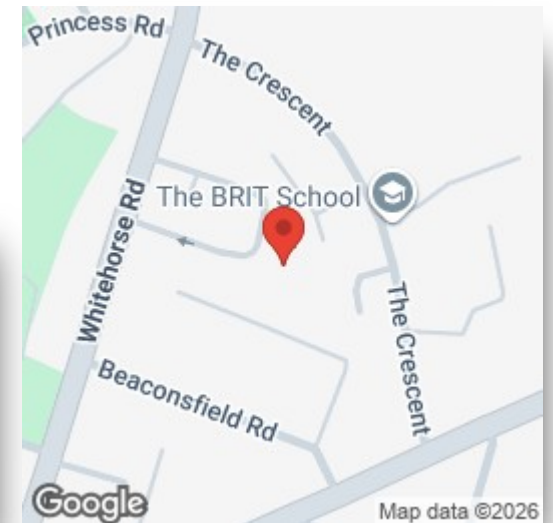
Council Tax Band: B Service Charge: 1850.00

Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 12 Aug 2020.

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

guide price **£250,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113624



Property Ref:
CRY113624 - 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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020 8680 9226



Croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk