



barnard marcus

**Bedford Place, Croydon CR0 2BS**

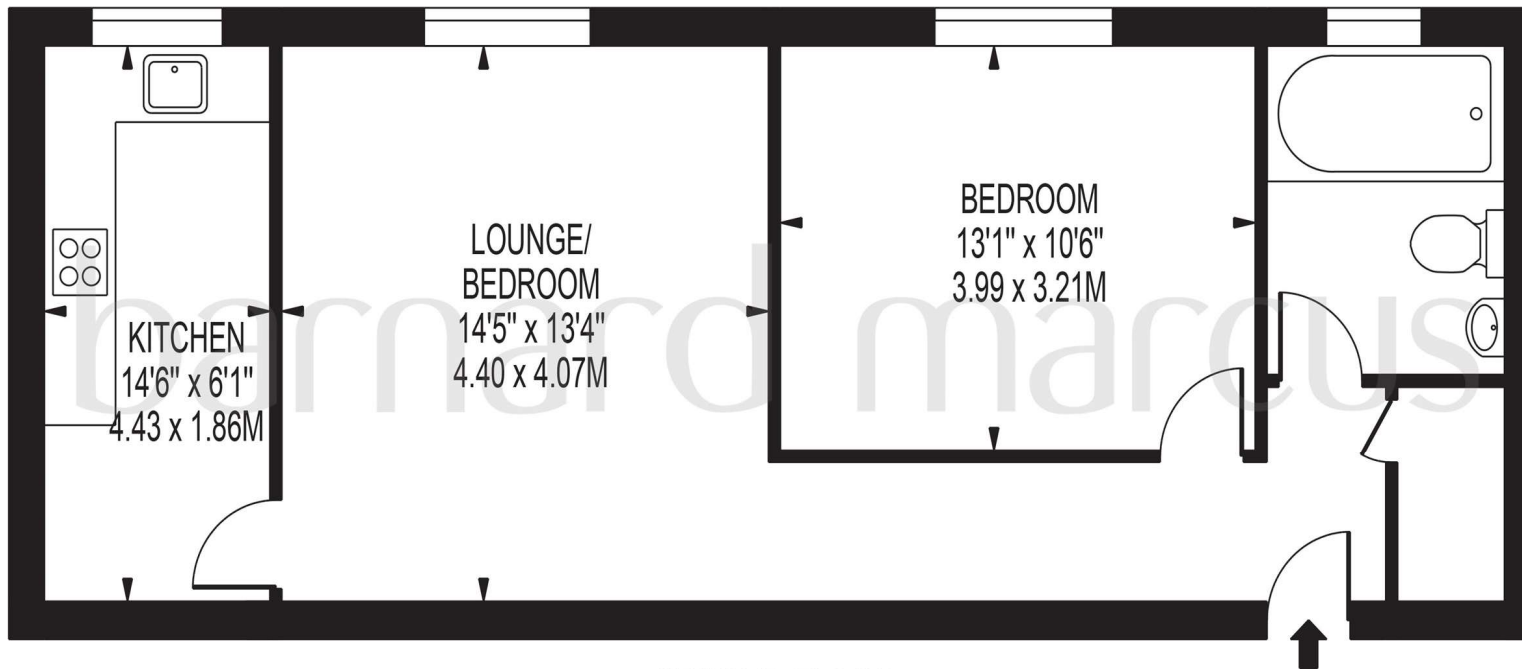
**welcome to**  
**Bedford Place, Croydon**

A chain free well proportioned 1 bedroom period apartment beautifully decorated throughout, with great condition kitchen and bathroom, move in ready and just a stones throw from East Croydon Station.



## BEDFORD PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 583 SQ FT - 54.12 SQ M



### SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Set within a charming period building on sought-after Bedford Place, this beautifully presented one-bedroom second-floor apartment is larger than average and offered chain free.

Flooded with natural light, the flat features a sleek, modern kitchen with stylish handle-less units, integrated appliances, and a large window-plus enough space for a dining table. The spacious living room is bright and inviting, with ample room for lounge furniture and a dedicated work-from-home area.

The bedroom is a generous double, filled with light and neutrally decorated to offer a calm, restful feel. The fully tiled bathroom is equally impressive, with a full sized bath, built-in sink unit with storage, and another large window.

With its blend of period charm, generous proportions, and immaculate condition throughout, this property is ideal for first-time buyers or professionals looking for a stylish, move-in ready home in a well-connected location a stones throw from East Croydon Station.

**welcome to**

## **Bedford Place, Croydon**

- Chain Free
- Great condition throughout
- Larger than average
- Period property
- Stones throw from East Croydon Station

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 3971.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £230,000



**view this property online** [barnardmarcus.co.uk/Property/CRY112798](https://barnardmarcus.co.uk/Property/CRY112798)



Property Ref:  
CRY112798 - 0006

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.

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Please note the marker reflects the  
postcode not the actual property



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