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Maraschino Apartments Cherry Orchard Road, Croydon CR0 6FJ

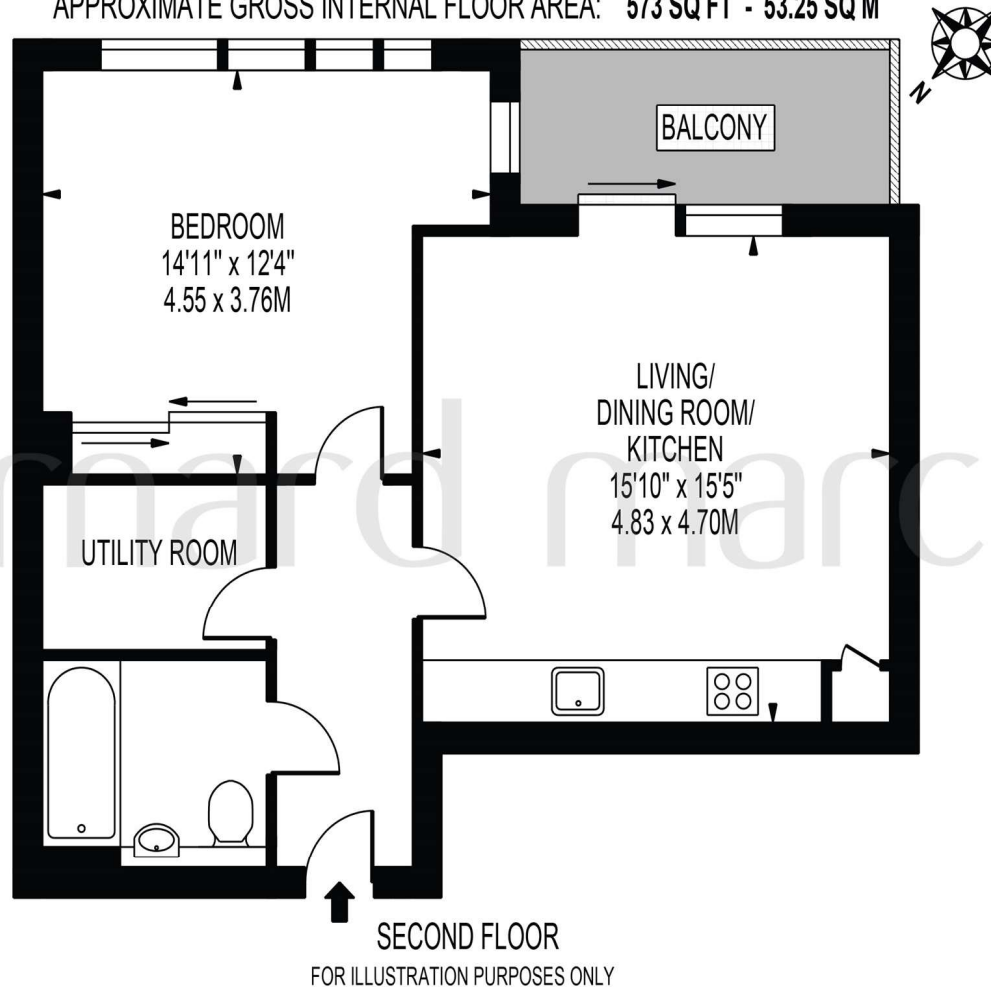
welcome to
Maraschino Apartments Cherry Orchard Road, Croydon

A stunning one bedroom apartment offering contemporary living in an unbeatable location, just moments from East Croydon Station.



MARASCHINO APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 573 SQ FT - 53.25 SQ M



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.

Perfectly designed for comfort and convenience, this elegant home features a spacious open-plan living area flooded with natural light, leading onto a private balcony ideal for relaxing or entertaining.

The modern fitted kitchen is sleek and stylish, complete with high-quality appliances and generous storage. The double bedroom is well-proportioned, complemented by excellent built in storage solutions throughout the apartment. The property also benefits from a long lease, providing peace of mind for homeowners and investors alike.

Residents enjoy exclusive access to superb on site amenities, including a fully equipped gym, 24 hour concierge services, and beautifully maintained communal grounds.

Situated just a short walk from East Croydon Station, the apartment offers rapid direct links into Central London, Gatwick Airport, and beyond. You're also perfectly positioned to enjoy the vibrant atmosphere of Boxpark, as well as the diverse shops, cafés, and restaurants of Croydon town centre.

welcome to

Maraschino Apartments Cherry Orchard Road, Croydon

- 1 bedroom luxury apartment
- Private balcony
- Concierge
- Residents gym
- Stones throw from East Croydon
- CHAIN FREE

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3944.08

Ground Rent: 375.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



view this property online barnardmarcus.co.uk/Property/CRY113091



Property Ref:
CRY113091 - 0005

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.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property



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020 8680 9226



Croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk