



Bridle Road, Croydon CR0 8HA

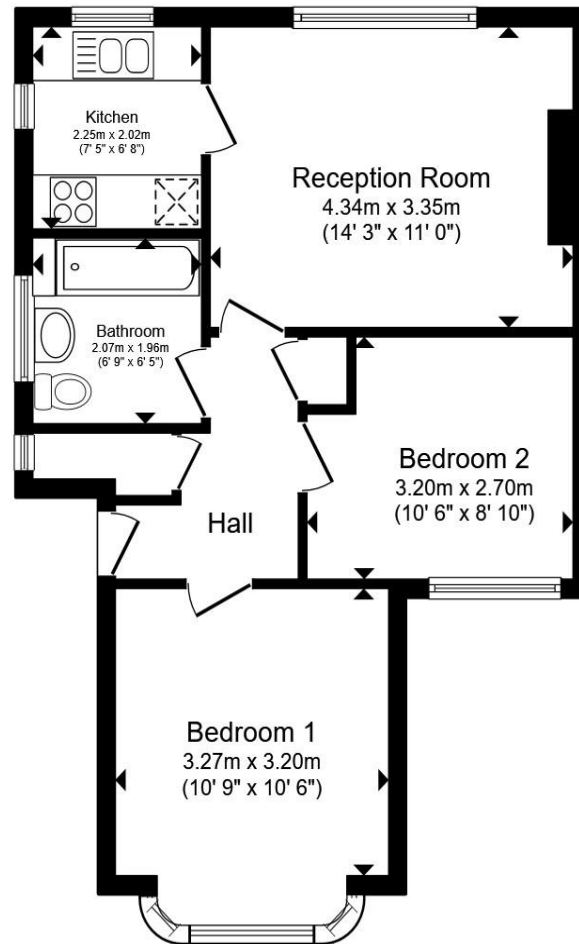
welcome to

Bridle Road, Croydon

A well-presented two-bedroom upper floor flat offering bright and spacious accommodation, including a generous reception room, separate fitted kitchen and two well-proportioned bedrooms. Situated on the upper floor of an attractive purpose-built development, this well-presented two-bedroom flat offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike. and dining furniture. Adjacent is a separate fitted kitchen, thoughtfully arranged with a range of wall and base units and worktop space for everyday cooking. There are two well-proportioned bedrooms, including a spacious principal bedroom with an attractive bay window allowing plenty of natural light. The second bedroom is ideal as a guest room, children's bedroom or home office. Completing the accommodation is a bathroom fitted with a full-sized bath, wash hand basin and WC. Externally, the property benefits from a private rear garden, offering an excellent outdoor space for relaxing, entertaining or gardening. The flat also enjoys a convenient location close to local shops, schools, parks and transport links, with easy access to Croydon town centre and surrounding areas. Offering approximately 545 sq. ft. of internal accommodation, this charming apartment combines comfortable living space, private outdoor space and excellent convenience. **Agents Note:** Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Agents Note:



Total floor area 50.6 m² (545 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

welcome to

Bridle Road, Croydon

- Two-bedroom upper floor flat
- Private rear garden
- Spacious reception room
- Separate fitted kitchen
- Convenient location for local amenities and transport links
- No chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£290,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113454



Property Ref:
CRY113454 - 0002

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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