



barnard marcus

Maresfield, Croydon CR0 5UB

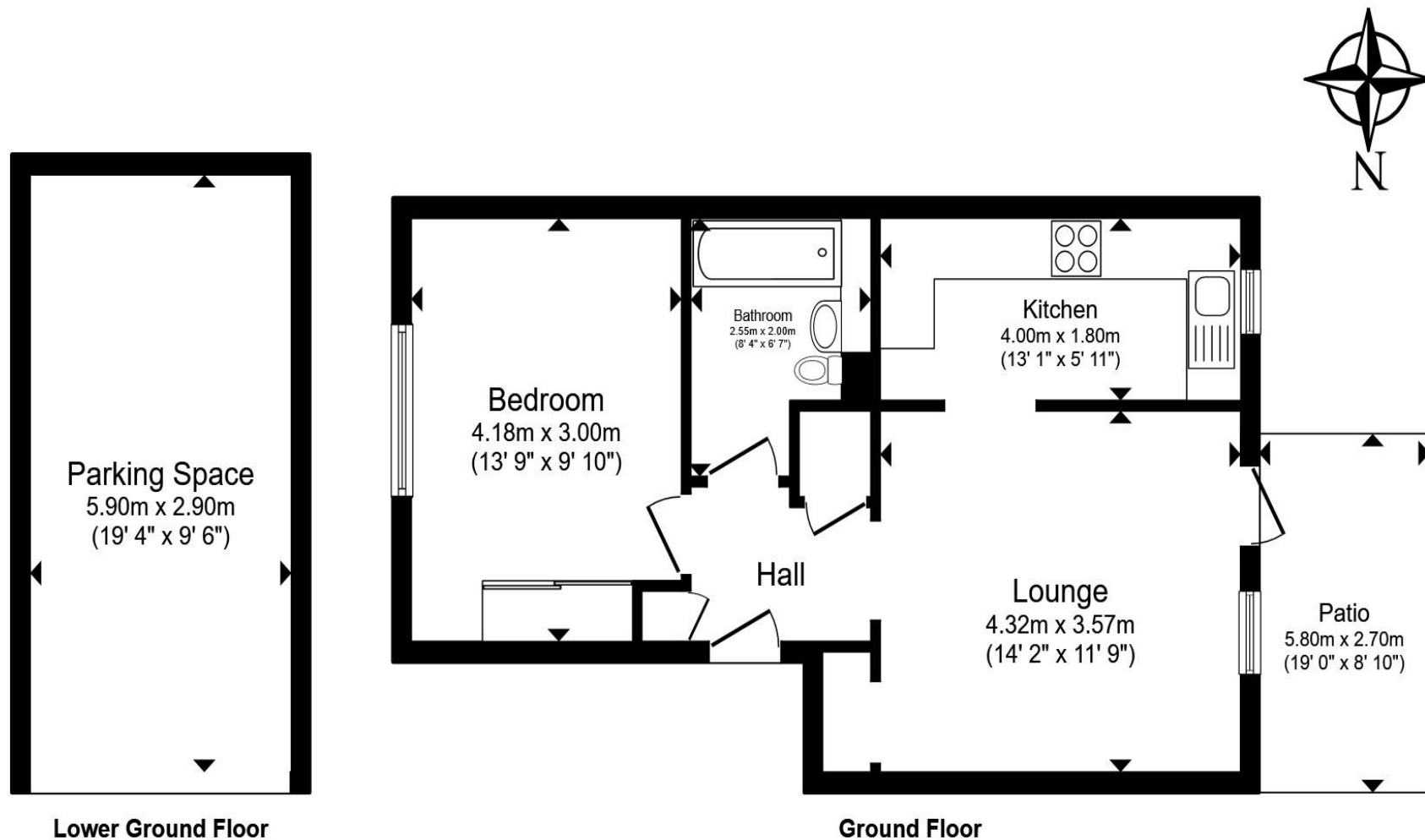
welcome to

Maresfield, Croydon

CHAIN FREE 1 bedroom ground floor apartment, redecorated throughout with an undercover parking bay and close to great transport links. *Some of the images are CGI generated* This bright and spacious one bedroom ground floor apartment is perfectly positioned in the highly desirable Park Hill area, offering the ideal balance of peace, privacy and convenience. Located at the end of the final block, the property enjoys a wonderfully tranquil setting while remaining within walking distance of East Croydon Station and a few minutes from Tramlink services. Recently redecorated throughout, the apartment is presented in move in ready condition, benefits from an abundance of natural light, and includes new solid French oak floors in the sitting room, new radiators, new carpets and new door handles. A welcoming entrance hall leads to the generous living/dining room, providing ample space for both relaxing and entertaining, with room for a dedicated home office setup if desired. Double doors open onto a private patio overlooking attractive communal gardens, creating a peaceful outdoor retreat. The separate kitchen is an excellent size, offering extensive storage, generous worktop space and a large window with lovely garden views. The double bedroom features a built in wardrobe, useful alcove space for additional storage or a dressing table, and a large window overlooking further green communal grounds. The modern white bathroom includes a full size bath with overhead shower, heated towel rail and window for natural light and ventilation. Further benefits include an undercover parking bay, a long lease and low service charges.

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.





Total floor area 44.4 m² (478 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 Maresfield, Croydon

- Chain Free
- Undercover Parking Bay
- Redecorated Throughout
- Private Patio
- Park Hill, Ground Floor
- Walking Distance to East Croydon Station
- Great Tram Links
- Long Lease & Low Service Charge

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1089.60

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1969. 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/CRY113788



Property Ref:
CRY113788 - 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.



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