



barnard marcus

Cotelands, Croydon CR0 5UD

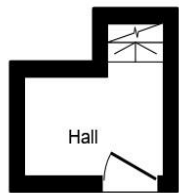
welcome to

Cotelands, Croydon

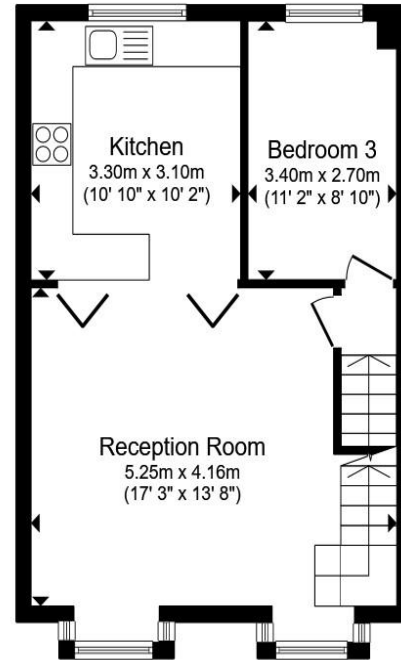
Beautifully refurbished 3 bedroom split level maisonette with renewed lease, garage and residents parking located on the desirable Park Hill. Situated on the sought after Park Hill area, this beautifully refurbished split level 3 bedroom maisonette offers stylish accommodation in one of Croydon's most desirable locations. Surrounded by tree lined streets and well regarded schools, this is an ideal home for professionals, families and commuters alike. Accessed via its own private entrance, the property opens into an entrance hall with ample space for coats and shoes. The first floor is home to an open plan living space, enhanced by herringbone flooring and dual aspect windows that flood the room with natural light. The sleek handleless kitchen features solid worktops, plentiful storage and brand new integrated appliances. A standout feature is the contemporary folding glass partition, allowing the kitchen and living areas to be separated when desired. Also on this floor is the third bedroom, perfect as a home office, nursery or guest room. Upstairs are 2 double bedrooms, both beautifully finished with herringbone flooring and large windows. The family bathroom boasts elegant tiling, a full size bath with overhead shower and shelving, fitted vanity storage and a window for natural ventilation. Having undergone a complete refurbishment including new plumbing, electrics and a renewed lease, this exceptional home is truly move in ready. Further benefits include a garage, residents' permit parking, private entrance and a chain-free position. East Croydon Station is within easy reach, offering links into London.



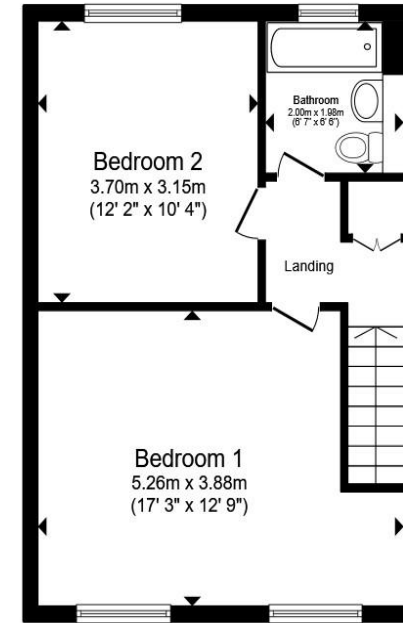
Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Second Floor



Total floor area 84.6 m² (911 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 Cotelands, Croydon

- NEW LEASE
- Refurbished throughout
- New rewire, German boiler, German kitchen and German appliances
- Park Hill
- Garage
- Split Level
- Private Entrance
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113640



Property Ref:
CRY113640 - 0008

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.



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk