

The Avenue, Croydon CR0 5DT

barnard marcus

welcome to

The Avenue, Croydon

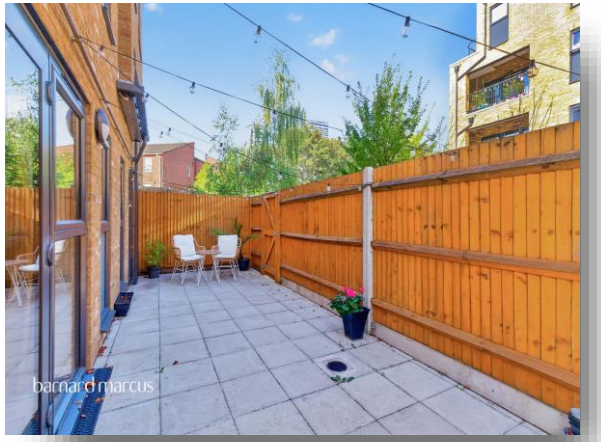
CHAIN FREE luxury superbly proportioned one bedroom apartment in the highly desirable Park Hill area ideally located for excellent transport links. Situated on The Avenue, one of Park Hill's most sought-after roads, this exceptional one-bedroom apartment offers generous proportions, a high specification throughout and the rare benefit of an impressive wrap-around private terrace. Upon entering, you are welcomed by a spacious hallway with two large storage cupboards, a highly desirable feature seldom found in modern apartments. The bright and airy living/dining room is flooded with natural light from floor-to-ceiling windows and double doors leading directly onto the expansive terrace. There is ample space for living and dining furniture, as well as a dedicated work-from-home area if required. The sleek kitchen enjoys a semi-open-plan design, creating the perfect balance between entertaining and separation. Fitted with stylish handleless units, integrated appliances and extensive worktop space, it is larger than many found in comparable one-bedroom homes. The generous bedroom features built-in wardrobes, a useful recess for dressing table and dual-aspect windows. A contemporary bathroom completes the accommodation, finished with neutral tiling, a full-sized bath and overhead shower .The standout feature is undoubtedly the huge wrap-around tiled terrace, offering a stunning low-maintenance outdoor space with direct access to the communal gardens. Further benefits include telecom entry system and chain-free sale. Ideally positioned for East Croydon Station, Tramlink and excellent bus connections, this move-in-ready apartment is a rare opportunity in a prime Park Hill location.

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.



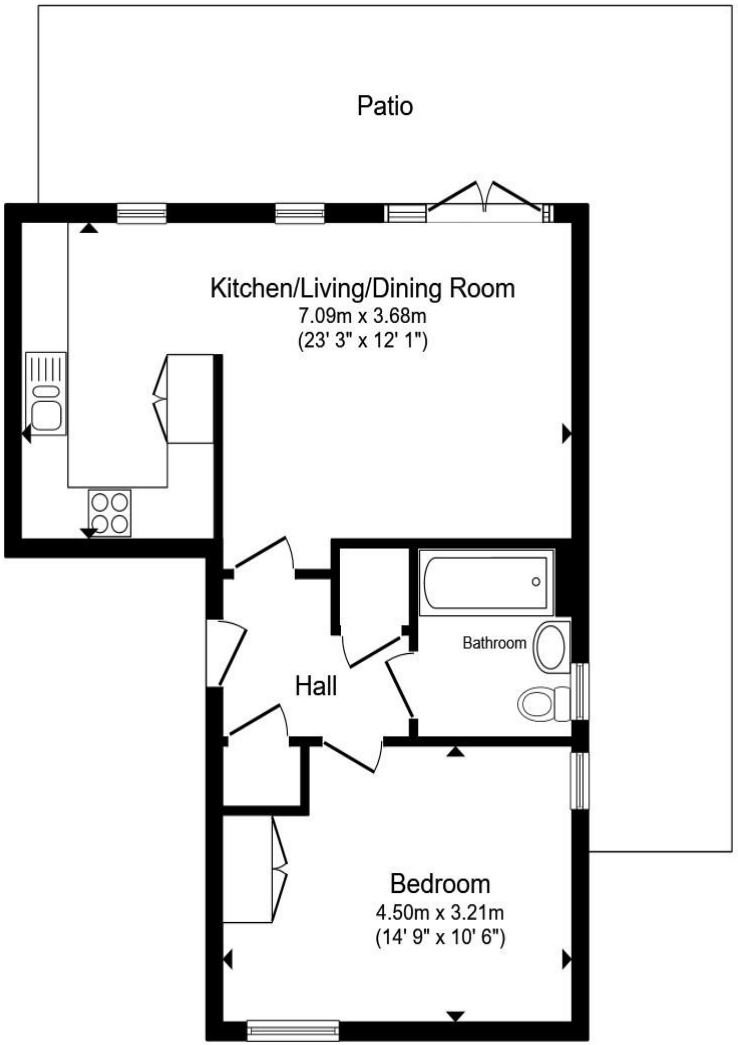












Total floor area 51.3 m² (553 sq.ft.) approx

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

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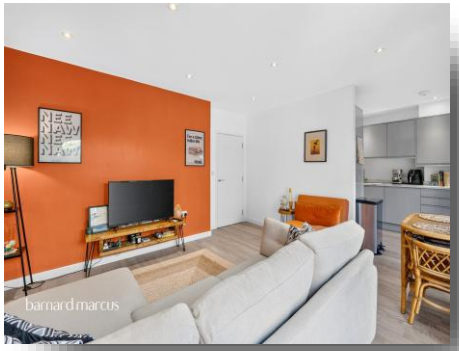
- Large Private Terrace
- Park Hill Location
- High Specification Throughout
- 553sqft
- Ample Storage
- Secure Entry System

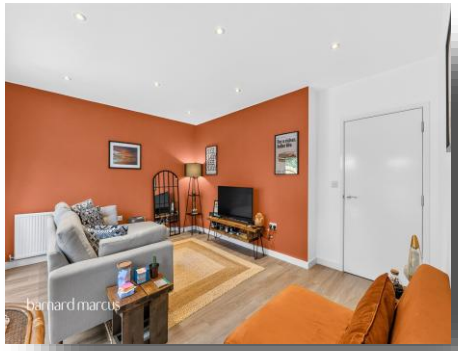
Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1998.84
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2021. 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

£300,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113790

The Property Ombudsman

Property Ref:
CRY113790 - 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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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.