



Asking Price: Offers In Excess Of £325,000
Beech Avenue | South Croydon | Surrey | CR2 0NL

Pollard Machin

estate agents since 1885

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Situated on the sought-after Beech Avenue in South Croydon, this well-proportioned two-bedroom apartment offers spacious accommodation and excellent potential for those looking to create a stylish and contemporary home. Requiring updating, the property presents an exciting opportunity for a buyer to modernise and personalise the accommodation to their own taste.

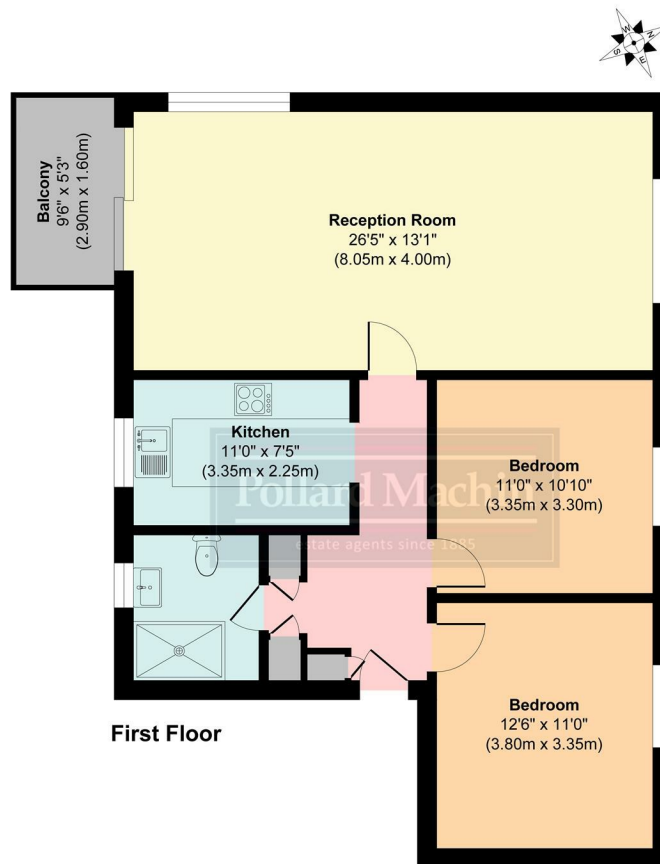
Approached via a well-maintained communal entrance with secure entry phone system, the apartment features a generous reception room with access to a private balcony, providing a pleasant additional space and an abundance of natural light.

A particular feature is the separate kitchen, measuring approximately 11' x 7'5", with an external window providing natural light and ventilation. Both bedrooms are well-proportioned doubles, with the principal bedroom measuring approximately 12'6" x 11' and the second bedroom approximately 11' x 10'10", offering comfortable accommodation for couples, small families or those requiring a home office.

The shower room could potentially be reconfigured to create a more traditional bathroom, with scope to utilise one of the existing storage cupboards to provide a separate shower area, subject to the necessary consents and works.

Ideally positioned for the extensive amenities of both South Croydon and Croydon town centre, the property offers a convenient location combined with the opportunity to create a beautifully finished home. Equally suited to a first-time buyer or investor, this is a property with genuine scope for improvement and long-term potential.





Barrards Hall, Beech Avenue, South Croydon, CR2

Approx. Gross Internal Area 856 sq. ft / 79.55 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.ar-netmedia.co.uk

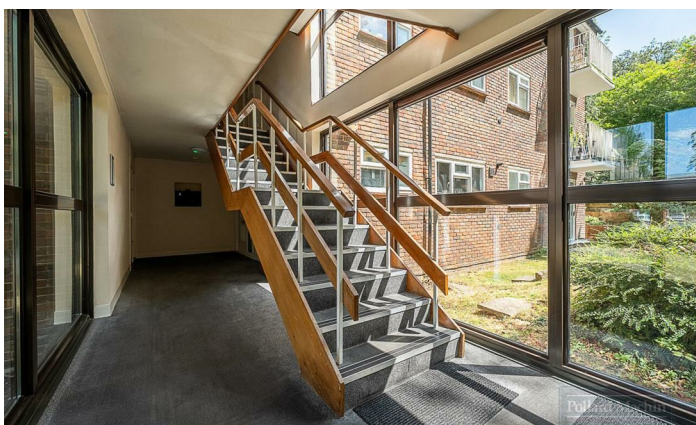
Key Features:

- Two spacious bedrooms
- First floor apartment
- Private balcony
- Share of freehold
- Garage en bloc
- Prestigious area
- Located on Beech Avenue
- One reception room
- Flat in South Croydon
- Viewing recommended

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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