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MARRIOTT VERNON

ESTATE AGENTS



72 Bardsley Close, Croydon, CR0 5PT

£275,000



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# 72 Bardsley

## Close

Croydon, CR0 5PT

Two Bedroom Ground Floor Flat

Garage En-Bloc

Sought After Park Hill Location

Double Glazing

Private Patio

Communal Gardens

Proximity Of East Croydon Station

No Onward Chain

Marriott Vernon present to the market with no onward chain this two bedroom purpose built ground floor patio garden flat which benefits from garage en-bloc, double glazing, gas central heating, communal gardens and a share of freehold with a 140 year lease.

Accommodation comprises entrance hall with ample storage, two bedrooms with wardrobes, a spacious reception room with patio doors onto the private patio which overlooks the well maintained communal gardens, separate kitchen and shower room.

Bardsley Close is a quiet cul-de-sac located in the highly sought after Park Hill development in East Croydon and can be found off Chepstow Rise just 0.7 miles from East Croydon Station which serves London Bridge and Victoria Stations in circa 17 minutes along with the express service to Gatwick Airport. Croydon Town Centre provides a range of shops, bars and restaurants including the popular Boxpark and 'Restaurant Quarter'.

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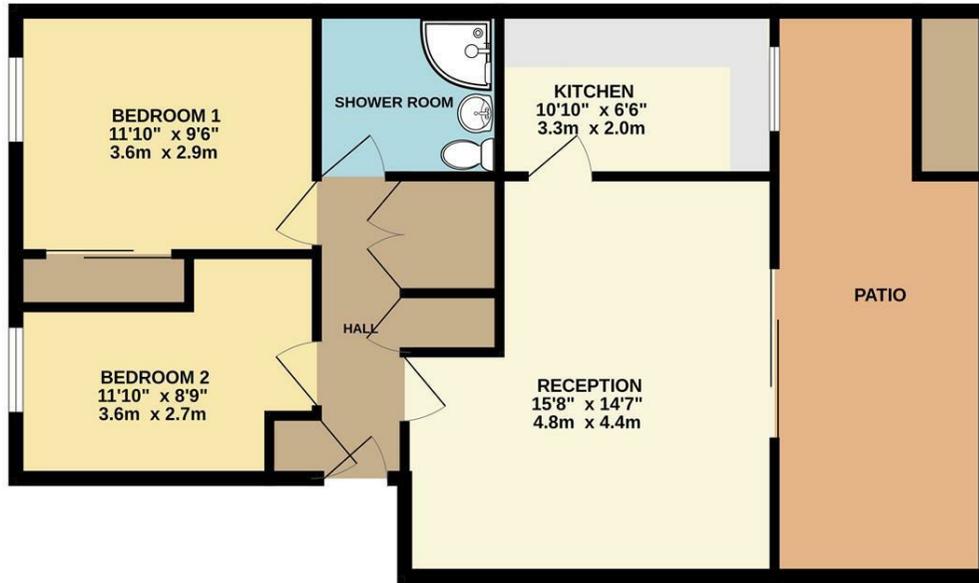


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## Floor Plans

GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



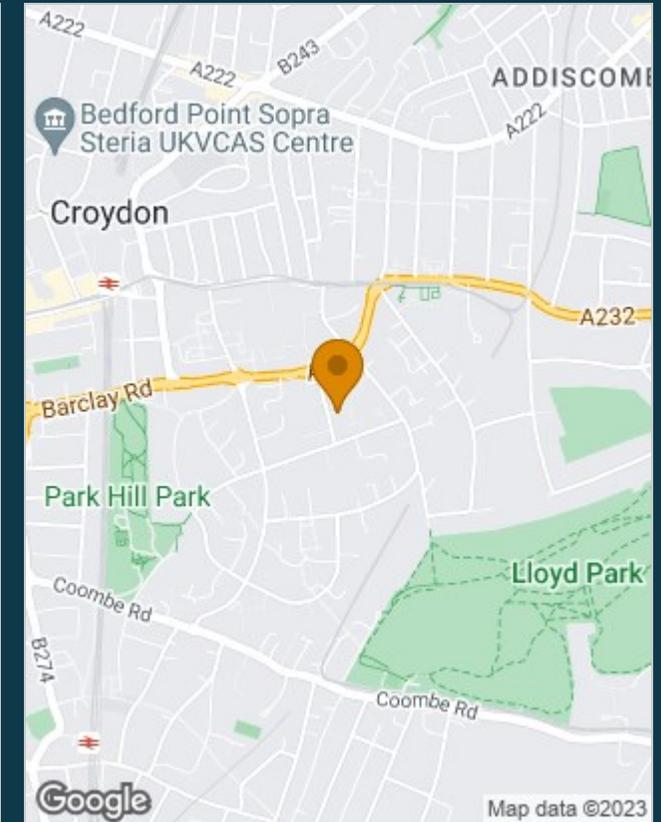
TWO BEDROOM PATIO GARDEN FLAT

TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.