



barnard marcus

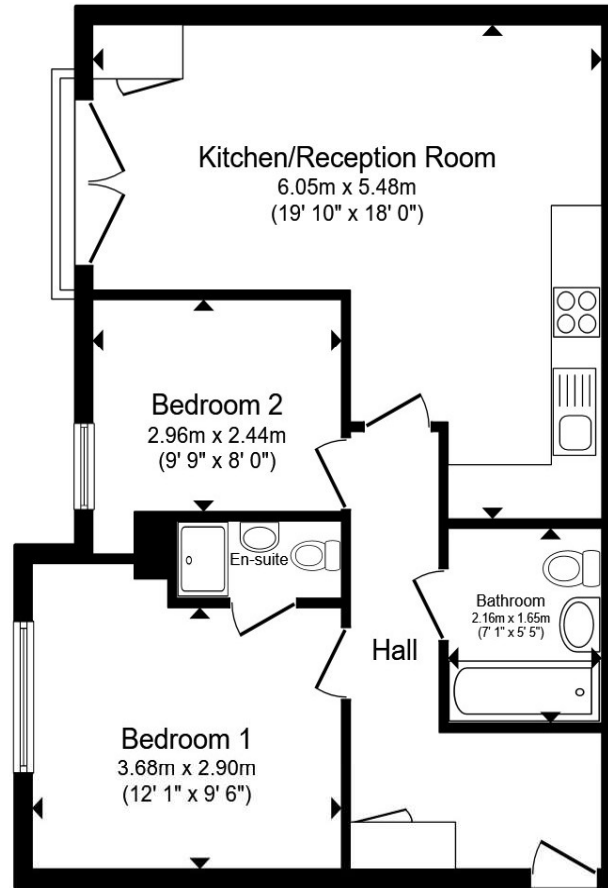
Mint Walk, Croydon CR0 1XS


barnard
marcus

welcome to
Mint Walk, Croydon

A stylish two bedroom fifth floor apartment offering approximately 636 sq. ft. of modern living space in the heart of Croydon.





5th Floor



The property features a spacious open plan kitchen/reception room, perfect for both relaxing and entertaining, alongside two well proportioned bedrooms, including a principal bedroom with en-suite shower room. A contemporary family bathroom and good storage complete the layout. Finished to a high standard throughout, the apartment benefits from bright interiors, wood flooring, and a modern fitted kitchen with integrated appliances.

Ideally located moments from Croydon town centre, the property is within easy reach of a wide range of shops, restaurants, and leisure facilities, including Centrale, Whitgift shopping centres and Surrey Street Market being a stones throw away. Excellent transport links are nearby, with East Croydon and West Croydon station within a 10 minutes walk, providing fast and frequent services into Central London, Gatwick Airport, and beyond, making this an ideal choice for commuters.

Total floor area 59.1 m² (636 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

Mint Walk, Croydon

- Two double bedrooms
- En-suite to principal bedroom
- Open-plan kitchen/reception
- Fifth floor position
- Approx. 636 sq. ft.
- Excellent transport links
- Central Croydon location

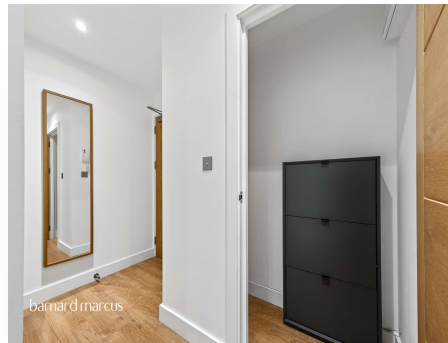
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3092.00

Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 29 Sep 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£300,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113598



Property Ref:
CRY113598 - 0003

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 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