

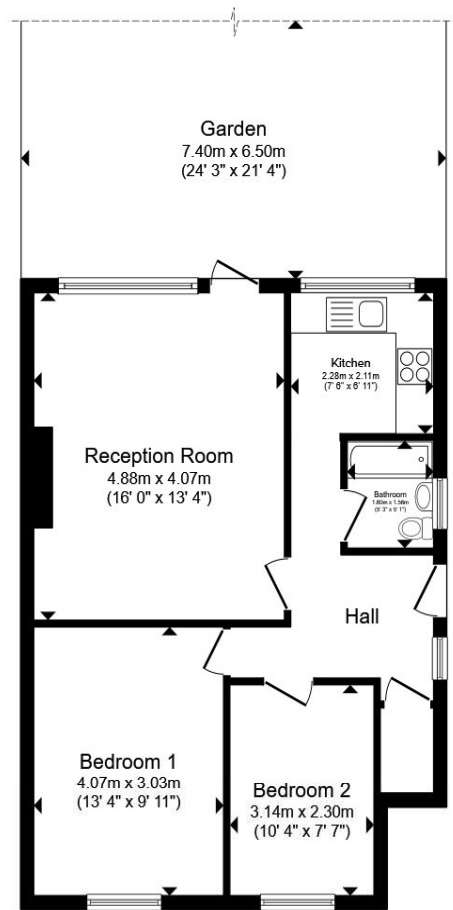


Laurier Road, Croydon CR0 6JQ

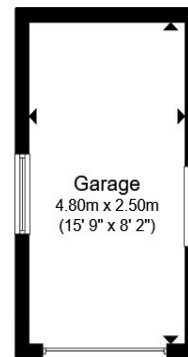
welcome to
Laurier Road, Croydon

A CHAIN FREE 2 Bedroom ground floor maisonette with SHARE OF FREEHOLD. ****Some images are CGI generated****





Ground Floor



Garage



Total floor area 67.8 m² (730 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



Offered to the market chain free, this bright and spacious two-bedroom ground floor maisonette presents an excellent opportunity for first-time buyers and investors alike. Benefiting from a share of freehold, a recently extended lease of over 900 years, and no service charge or ground rent, the property offers exceptional long-term value and low ongoing costs.

The accommodation is well-proportioned throughout, beginning with a welcoming entrance hallway that leads to a generous reception room with ample space for both living and dining furniture. There is a large principal bedroom, a good-sized second bedroom, and a separate fitted kitchen featuring a gas hob and electric oven. The bathroom comprises a full-size bath with overhead shower and a window providing natural light and ventilation.

Outside, the property enjoys a private garden, perfect for relaxing in the sunshine or entertaining family and friends, as well as the added benefit of a garage.

Laurier Road is ideally located for commuters, with East Croydon Station within walking distance, offering excellent links into Central London and beyond. The area is also well served by local bus routes connecting to Norwood Junction and surrounding areas, making this a fantastic home in a highly convenient location.

welcome to

Laurier Road, Croydon

- CHAIN FREE
- Maisonette
- Private Garden
- Garage
- Share of Freehold
- No Service Charge or Ground Rent
- Great Transport Links to Central London
- **Some images are CGI generated**

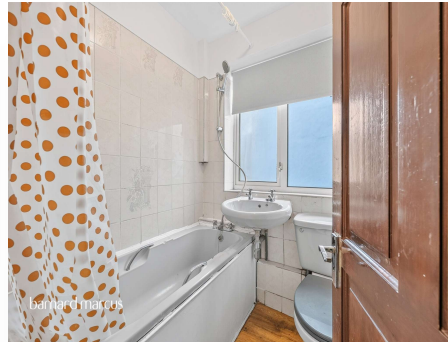
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 May 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113681](https://www.barnardmarcus.co.uk/Property/CRY113681)



Property Ref:
CRY113681 - 0002

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