



barnard marcus

Rainier Apartments, Cherry Orchard Road, Croydon, CR0 6FA



Welcome to
Rainier Apartments, Cherry Orchard Road, Croydon

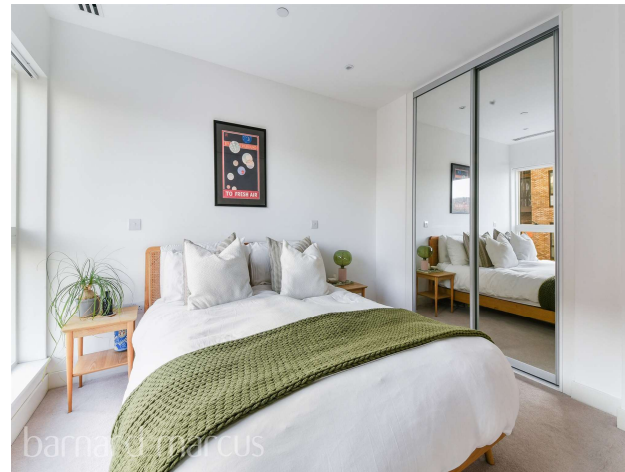
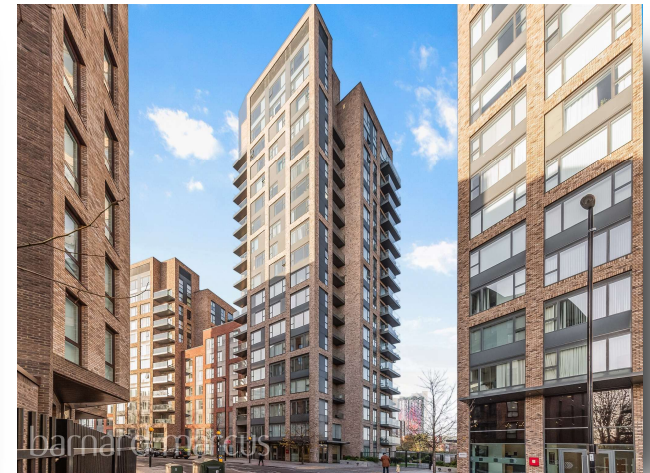
Luxury at its finest! The most beautiful one double bedroom apartment presented in show home condition offering lovely views, a spacious private balcony and ample living space.

If space and location are two top priorities then this modern apartment is not one to be missed.

Briefly comprising an open plan kitchen / reception room with a defined dining area, leading on to a private balcony, whilst the generous size bedroom offers floor to ceiling windows and built in wardrobes, plus a lovely bathroom suite.

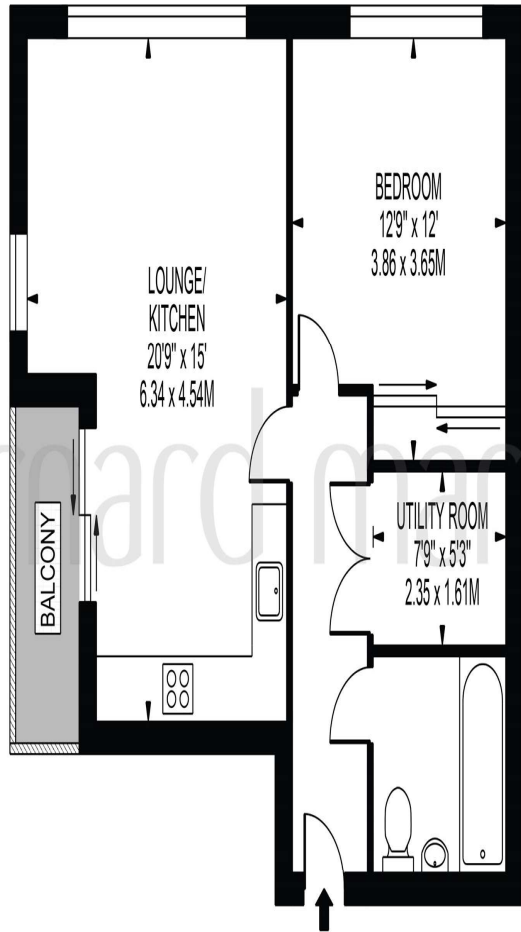
This lovely development offers a lift within block and secure entry system. Positioned just a stone throw away from East Croydon Station and the popular Box Park of Croydon. Not to mention a short walk to the Town Centre.

Viewing strongly advised!



RAINIER APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 577 SQ FT - 53.63 SQ M



SEVENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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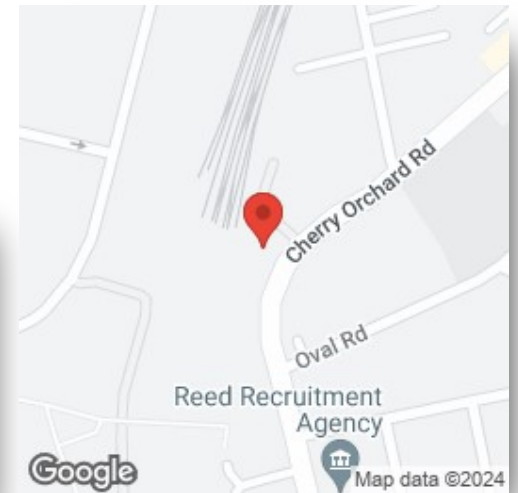
Rainier Apartments, Cherry Orchard Road, Croydon

- One Double Bedroom
- Luxury Apartment
- Open Plan Living
- Private Balcony
- Show Home Condition

Tenure: Leasehold EPC Rating: B

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY111812

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

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.



Property Ref:
CRY111812 - 0004

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.



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