



barnard marcus

**Royal Court, Connersville Way, Croydon, CR0 4FS**



**Welcome to**  
**Royal Court, Connersville Way, Croydon**

Featuring wonderfully bright and airy interiors throughout, this attractive two double bedroom, two bathroom modern apartment offers a convenient setting at the heart of this desirable development. The property was built to a high specification including, a lift service, concierge, double glazing, fully integrated kitchen and a video entry phone system.

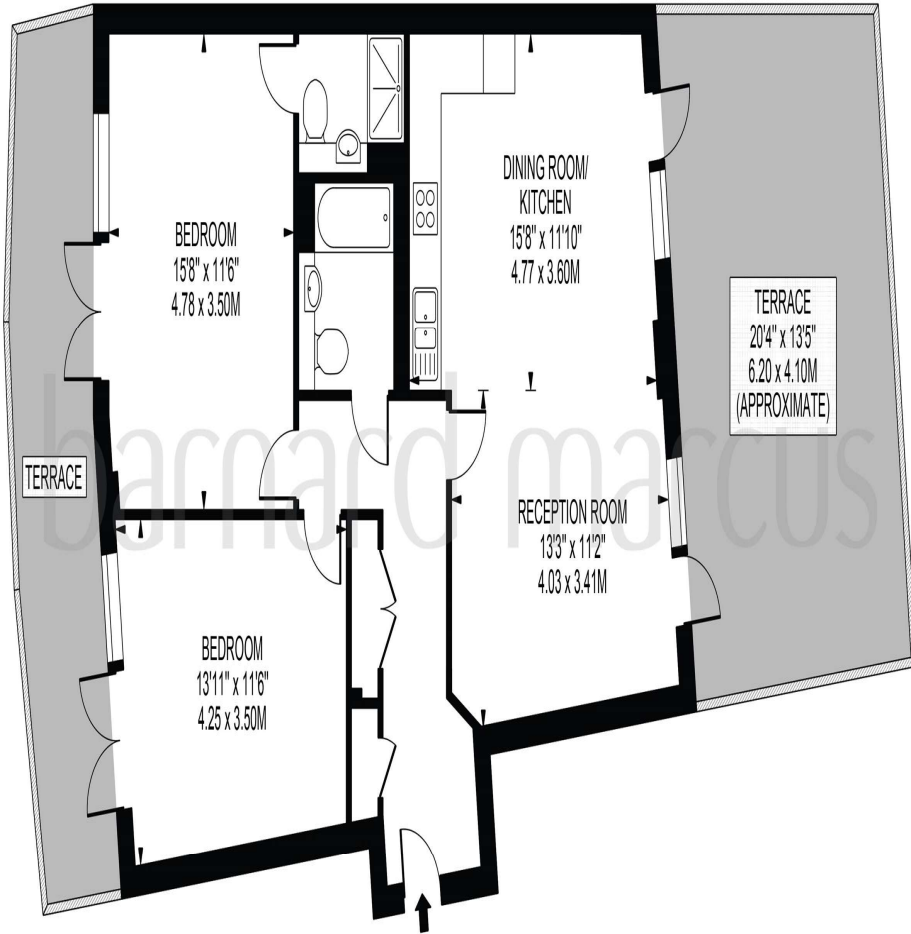
Further benefits include a terrace and a balcony with double aspect offering far stretched views, an allocated parking space and a long lease.

Close to Wandle Tram link, Waddon Train Station, and a short distance to the popular Valley Park Retail Centre with an array of shops, restaurants and family entertainment.



# ROYAL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 855 SQ FT - 79.47 SQ M



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.



## Welcome to

### Royal Court, Connersville Way, Croydon

- Two Double Bedrooms
- Two Bathrooms
- Private Terrace & Balcony
- Allocated Parking
- Long Lease & Lift Within Block

Tenure: Leasehold EPC Rating: B

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY111714](https://barnardmarcus.co.uk/Property/CRY111714)

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec. 2012. 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:  
CRY111714 - 0002

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](mailto:croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, CROYDON,  
Surrey, CR0 6AA



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)