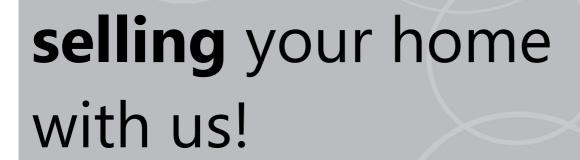
Flat 37 Claret Court, 125 Connersville Way, Croydon, Surrey, England, CR0 4FT **Date:** 15 May 2024 **Property Ref and Version:** CRY112117 - 0007





>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- 1. Price
- 2. Key Features
- 3. Short Description
- 4. Long Description

- 5. Room Description
- 6. Directions
- 7. Property Images
- 8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£230,000

Tenure: Leasehold

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

>> key features

- > 1 Bedroom Apartment
- > Modern Build
- > Close To Various Transport Links
- > Double Glazing
- > Gas Central Heating
- > No Onward Chain
- > EPC Rating: B

>> short description

Barnard Marcus are proud to present this immaculate one double bedroom purpose built apartment to the market, located in the ever popular New South Quarter

>> long description

Barnard Marcus are proud to present this immaculate one double bedroom purpose built apartment to the market, located in the ever popular New South Quarter. This property comprises of open plan kitching living, stunning bathroom, a large master bedroom and private balcony. This property also benefits from Double Glazing, Gas Central Heating & no onward chain.

>> directions

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>> property images

















Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA **T** 020 8680 9226 **E** croydon@barnardmarcus.co.uk

Flat 37 Claret Court, 125 Connersville Way, Croydon, Surrey, England, CR0 4FT **Date:** 15 May 2024 **Property Ref and Version:** CRY112117 - 0007

>> property images







Flat 37 Claret Court, 125 Connersville Way, Croydon, Surrey, England, CR0 4FT **Date:** 15 May 2024 **Property Ref and Version:** CRY112117 - 0007

>> floor plan

CLARET COURT APPROXIMATE GROSS INTERNAL FLOOR AREA: 499 SQ FT - 46.34 SQ M BEDROOM 12'9" x 8'11" 3.88 x 2.73M LOUNGE/ KITCHEN 22'10" x 13'0" 6.97 x 3.95M

FOURTH 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.

MYN INTERNING PURCHASER OR LESSEE SHOULD SHETSY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRES AND RULL SURVEY AS TO THE CORRECTNESS OF CHES INSTAMENT
ANY AREA, MASSIREMENTS OR DISTANCES QUICTED BY APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASSO FAIN SALE OR LET.

>> approval

	Signature	Date
Tony John	T.John	15/05/2024
Mr A. Browne		