



**Palladian Court Cabot Close, Croydon CR0 4FP**



**welcome to**

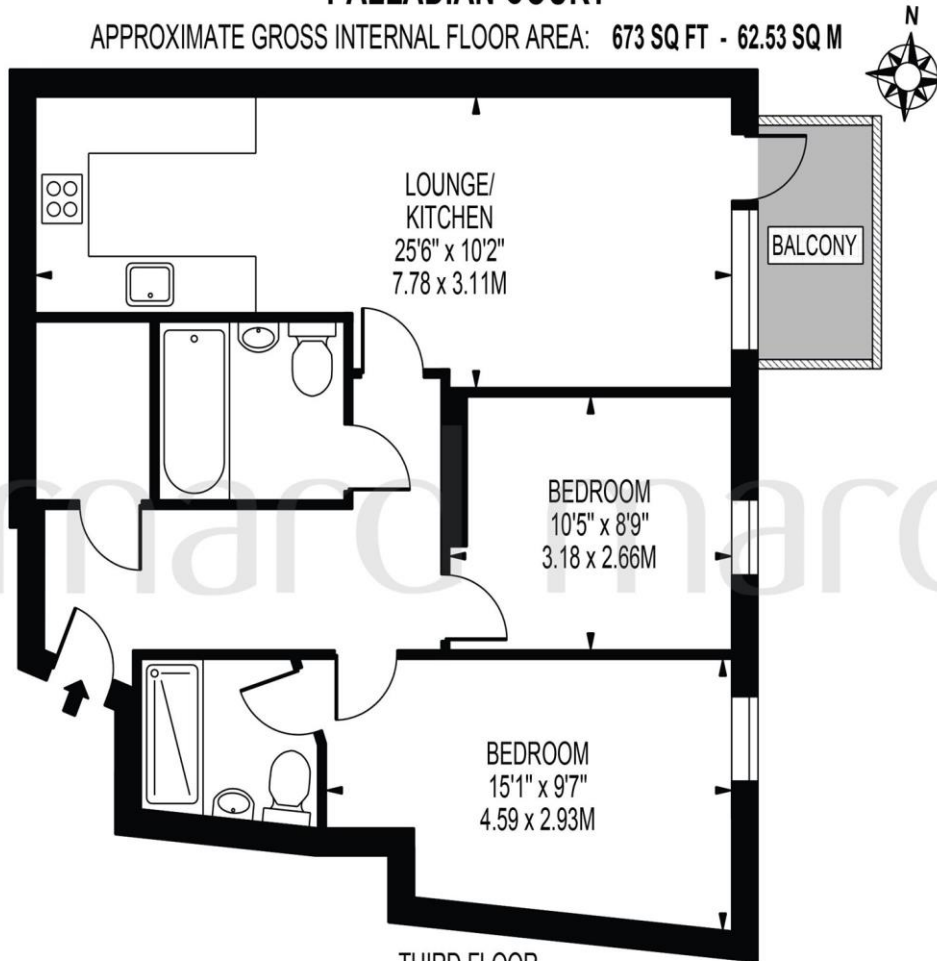
**Palladian Court Cabot Close, Croydon**

This modern purpose-built apartment is both stylish and contemporary, featuring a bright and airy open-plan kitchen and reception area



## PALLADIAN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 673 SQ FT - 62.53 SQ M



THIRD 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.

The property includes two double bedrooms, one of which boasts an en-suite, along with an additional bathroom. A hallway, storage cupboard, and a private balcony which adds to the convenience and appeal of this home.

Further benefits include an allocated parking space and a long lease. The location is ideal, being near the Wandle Park tram stop with easy access to multiple stations, including West and East Croydon, Mitcham Junction, and Wimbledon. Additionally, it's close to Purley Way, offering a variety of shopping, dining, and amenities. This apartment is perfect for first-time buyers or as an investment opportunity

welcome to

## Palladian Court Cabot Close, Croydon

- Third floor
- Two bedrooms
- Open-plan
- Private balcony
- No chain

Tenure: Leasehold EPC Rating: B

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.

offers in excess of

**£280,000**



**view this property online** [barnardmarcus.co.uk/Property/CRY112321](https://www.barnardmarcus.co.uk/Property/CRY112321)



Property Ref:  
CRY112321 - 0006

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.

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://www.barnardmarcus.co.uk)**

Please note the marker reflects the  
postcode not the actual property