



Woodall Court Whitestone Way, CROYDON CR0 4WG

welcome to

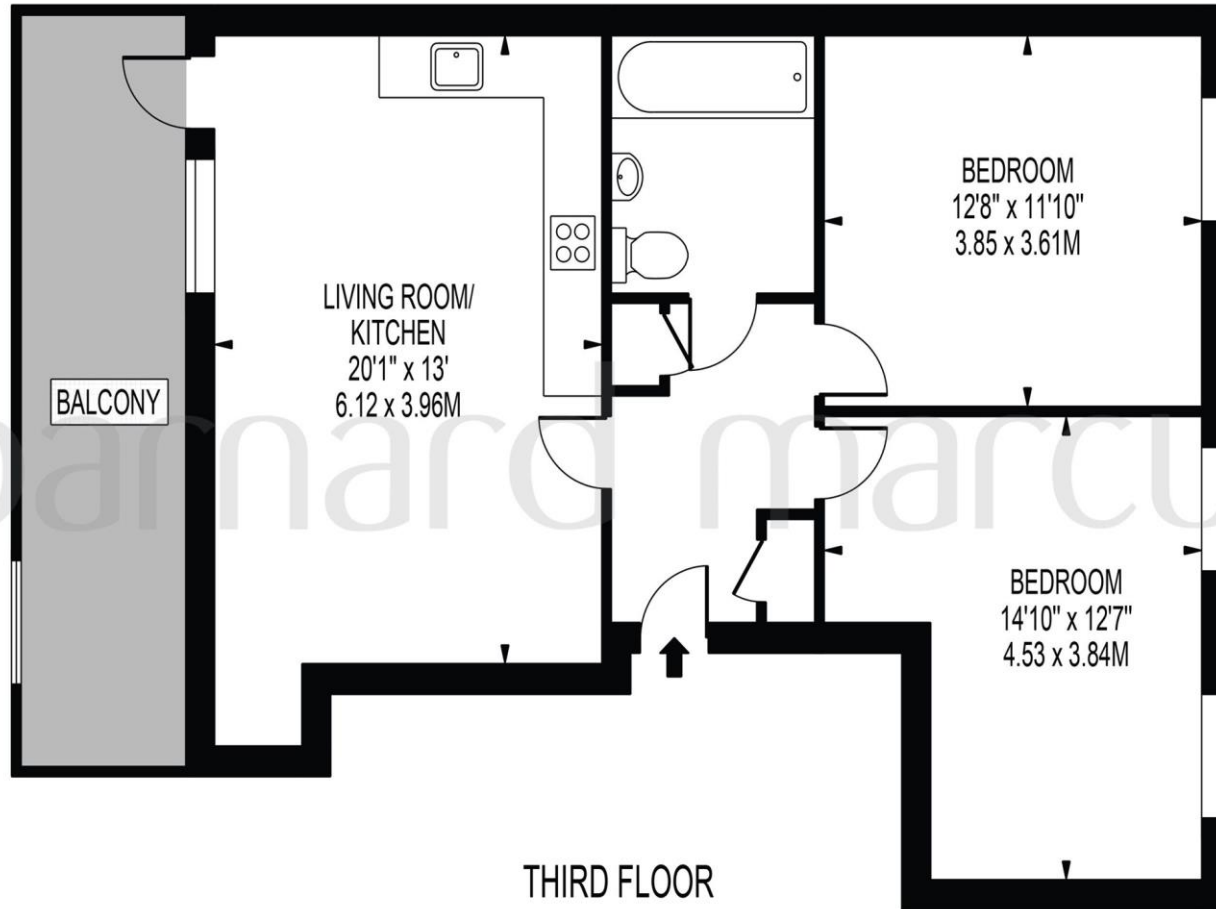
Woodall Court Whitestone Way, CROYDON

A spacious 2-bedroom apartment set on the 3rd floor of a well serviced apartment. Benefits include large private balcony, allocated parking space and is offered to market with no onward chain.



WOODALL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 726 SQ FT - 67.46 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.

Very few properties offer as much as Woodall Court.

A deceptively large 2-bedroom home located within a well service apartment moment away from a plethora of local amenities with the popular Purley Way development on your doorstep.

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Internally, this spacious home is offered to the market in good order throughout and with the benefit your own private balcony. The accommodation totals an impressive 726 sq. ft, which includes two spacious bedrooms, modern family bathroom and stylish open plan kitchen/lounge. In our opinion, the heart lies within the main reception area, complimented by an ideal area to host social events and with the added benefit of direct access to your own private balcony which spans nearly the full width of the apartment.

Further features include entry phone system, double glazing, and ample storage space.

Situated walking distance to Wandle Park Tram Stop, you are within easy reach to East Croydon Railway Station and a variety of other public transport links.

Immediate Inspection is highly recommended.

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Woodall Court Whitestone Way, CROYDON

- 2 Bedrooms
- 726 sq ft
- Parking
- Private Balcony
- Ample Storage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112165



Property Ref:
CRY112165 - 0004

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.

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