



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



**Welcome to**

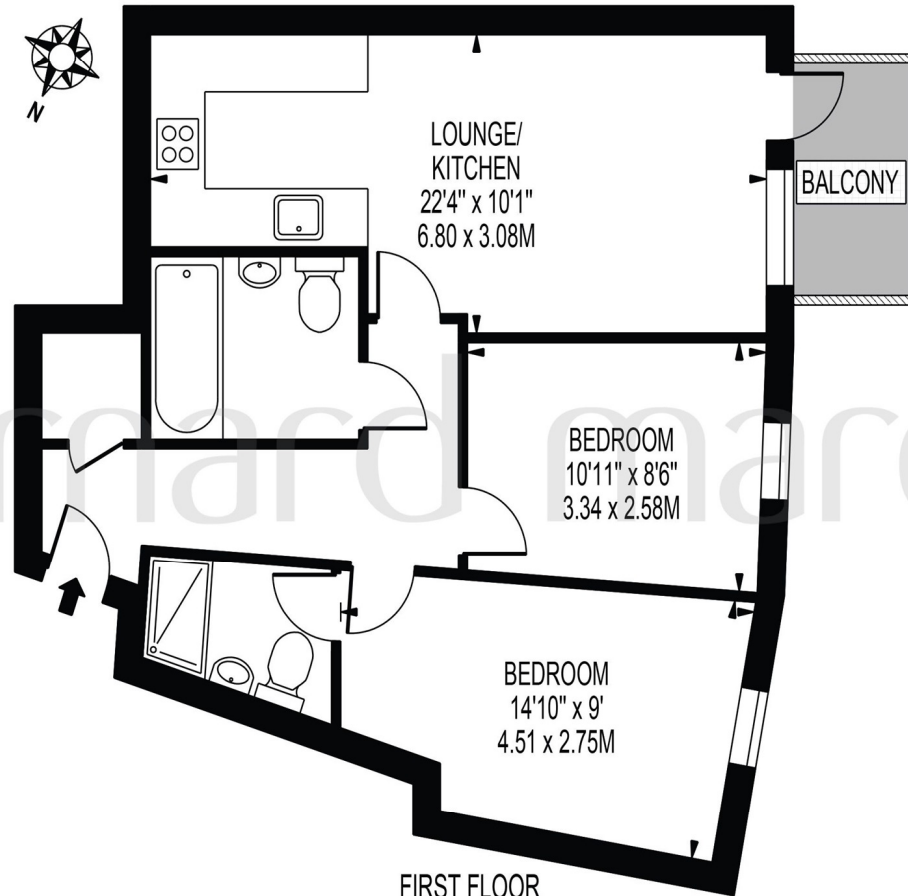
**Palladian Court Cabot Close, Croydon**

Luxury Two-Bedroom Apartment with Balcony & Parking - Prime Location



## PALLADIAN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 587 SQ FT - 54.56 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.  
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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.

Experience modern living in this stunning two-bedroom, two-bathroom apartment, perfectly positioned for convenience and style. Situated in a high-end development, this beautifully designed home boasts a private balcony, ideal for relaxing or entertaining.

With lift access and allocated parking, this property ensures effortless living. The open-plan living space is bright and spacious, featuring high-quality finishes throughout. The sleek kitchen is fully integrated with premium appliances, while both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite.

Ideally located just moments from the tram stop, providing seamless connections to East Croydon Station for fast links into Central London. Additionally, Valley Park retail area is within easy reach, offering a variety of shops, restaurants, and entertainment options.

This apartment is perfect for professionals, couples, or investors seeking a premium property in a prime location. Early viewing is highly recommended.

## Welcome to

### Palladian Court Cabot Close, Croydon

- First floor
- Two bedrooms
- Open-plan
- Private balcony
- No chain
- Allocated parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3400.00

Ground Rent: 391.00

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.

## £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112573](https://barnardmarcus.co.uk/Property/CRY112573)



Property Ref:  
CRY112573 - 0003

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