



Hardcastle Close, Croydon CR0 6XQ

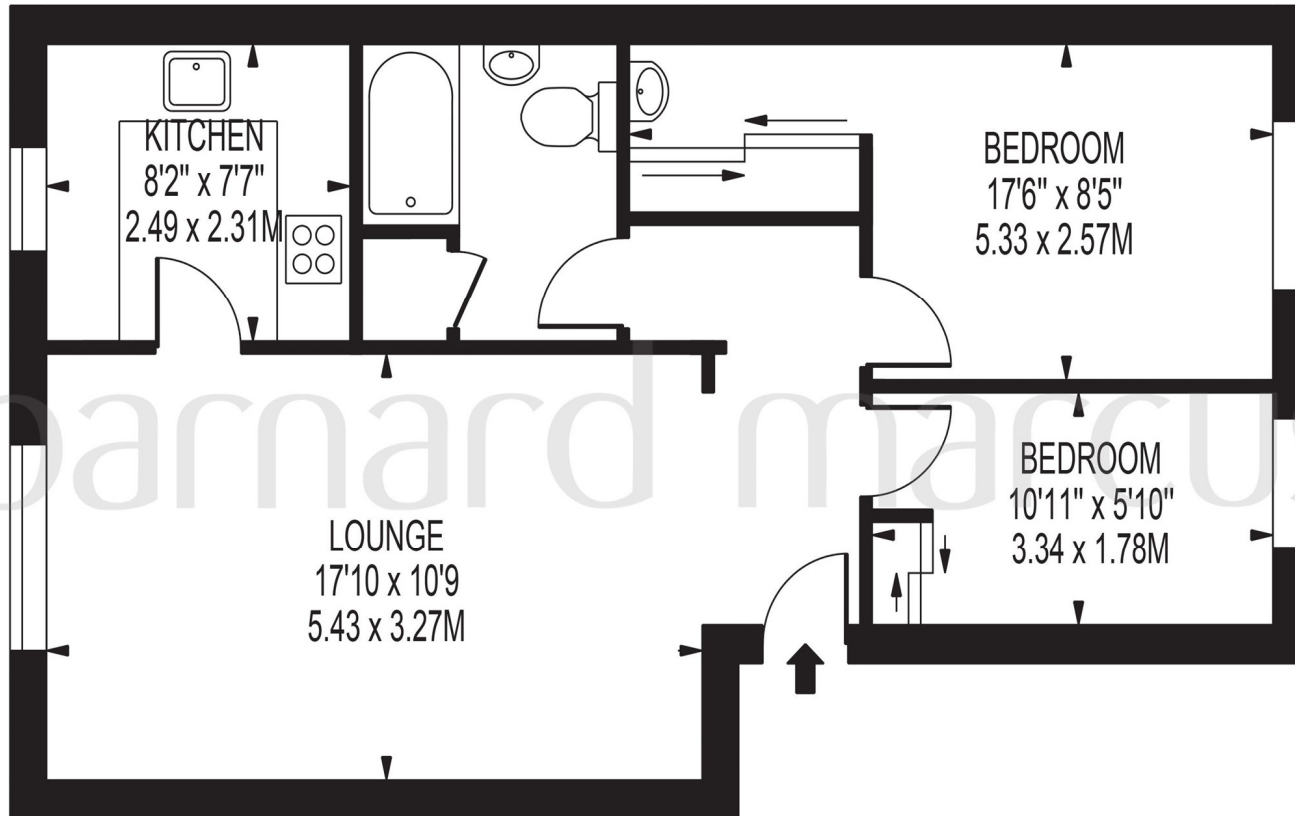
welcome to
Hardcastle Close, Croydon

Spacious Two-Bedroom Flat with Excellent Transport Links.



HARDCASTLE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 559 SQ FT - 51.93 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.

Situated on the third floor of a well-maintained purpose-built block, this well presented two-bedroom flat offers generous living space and modern comforts throughout. The property boasts a large lounge area, perfect for relaxing or entertaining, which flows seamlessly into a well-appointed kitchen featuring ample worktop space and contemporary fittings. The master bedroom benefits from a walk-in wardrobe area, providing excellent storage. The second double bedroom also includes built-in storage, making the flat ideal for professionals, couples, or small families. Additional storage space is available in the hallway, ensuring clutter-free living. Further benefits include allocated parking and the convenience of being just a short walk from Blackhorse Lane tram stop, offering direct links to East Croydon and beyond.

welcome to Hardcastle Close, Croydon

- 2 bedrooms
- Allocated parking
- Convenient transport links
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 917.99

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112704



Property Ref:
CRY112704 - 0009

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



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



barnardmarcus.co.uk