



barnard marcus

**Gary Court London Road, Croydon CR0 2DR**



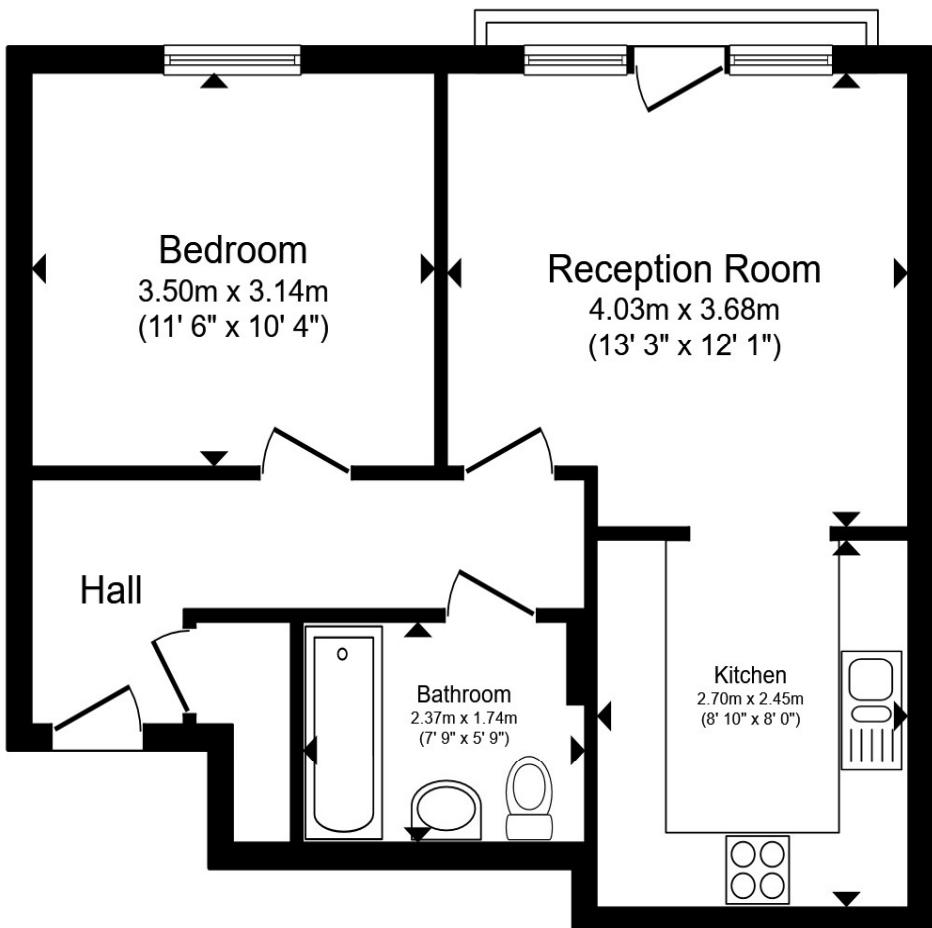
barnard  
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The logo for barnard marcus consists of a series of colored circles in green, orange, red, and blue arranged in a arc, followed by the company name in a bold, sans-serif font.

**welcome to  
Gary Court London Road, Croydon**

A large 1 bedroom apartment with no onward chain.





Offered to the market with no onward chain, this well-presented one double bedroom purpose-built apartment is ideally positioned in the heart of the town centre, providing excellent access to local amenities and transport links.

The property boasts a spacious lounge featuring a Juliet balcony, creating a bright and inviting living space, and is complemented by a semi-open plan fitted kitchen, ideal for modern living and entertaining. The accommodation further comprises a generous double bedroom and a well-appointed bathroom, all arranged to offer comfort and practicality.

Additional benefits include access to a communal roof terrace, providing valuable outdoor space, and a highly convenient location within close proximity to West Croydon Station, as well as within walking distance of Croydon University Hospital. This apartment represents an excellent opportunity for first-time buyers, professionals or investors alike.

Total floor area 47.1 m<sup>2</sup> (507 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Gary Court London Road, Croydon

- NO CHAIN
- Spacious lounge with Juliette balcony
- Close to transport link & Amenities
- Large double bedroom
- Long lease
- Communal roof terrace

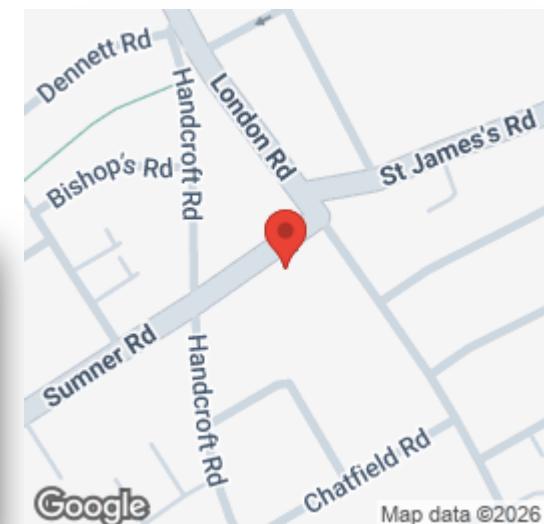
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2352.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 21 Aug 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£200,000**



**view this property online** [barnardmarcus.co.uk/Property/CRY113258](http://barnardmarcus.co.uk/Property/CRY113258)

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Property Ref:  
CRY113258 - 0003

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