



barnard marcus

**Kestrel Court Haling Park Road, South Croydon CR2 6NJ**





**Welcome to**

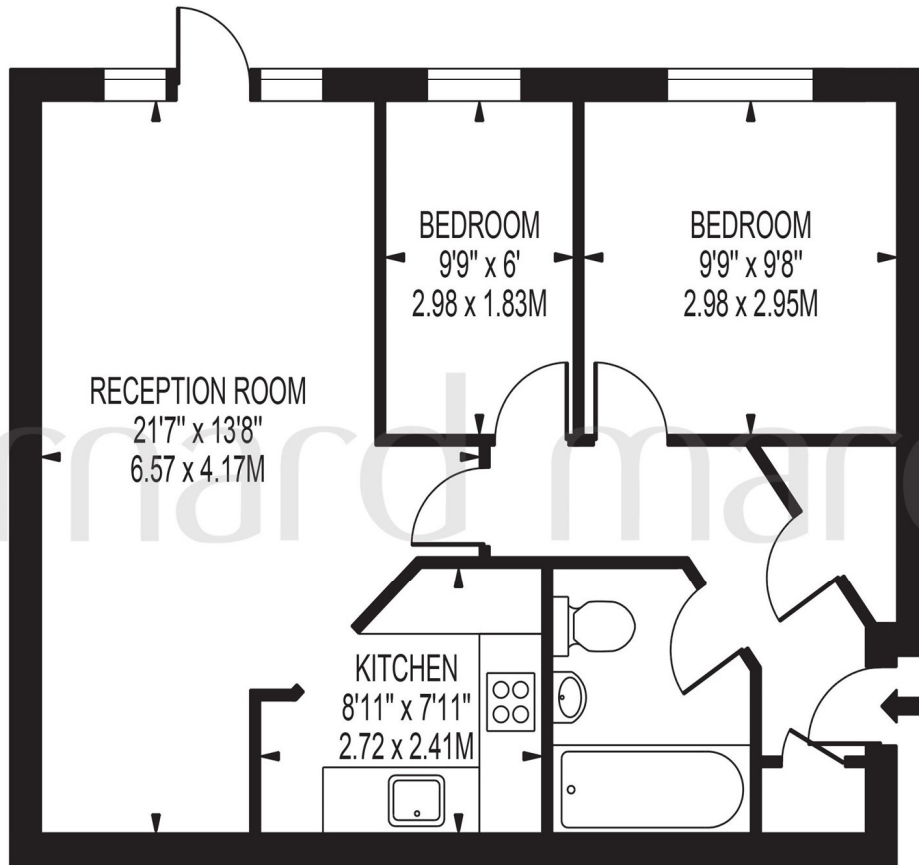
**Kestrel Court Haling Park Road, South Croydon**

If you're looking for a property close to local amenities that comes with parking, then look no further than this incredible 2 bedroom ground floor flat with great communal gardens in Kestrel Court located in a well-regarded development!



# KESTRAL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 576 SQ FT - 53.55 SQ M



## GROUND 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.

This wonderful 2 bedroom flat, perfectly compromises from 2 good sized bedrooms, spacious lounge/diner leading to modern kitchen and good sized bathroom featuring bath/shower, w/c and hand basin. The property has plenty of light, space and storage for plenty of relaxing and even entertaining.

Situated on Haling Park Road, South Croydon is just a 15 minute walk away (0.7 miles), a 9 minute drive to East Croydon Station (2.1 miles) and within walking distance of the open spaces of Purley Way playing fields and Croham Hurst Woods. There are plenty of local shops, restaurants and amenities located close by to the property as well as being local to The Colonnades shopping centre, Croydon Town Centre and Purley High Street, making this the perfect property for all first time buyers and investors alike.

Agents note: The vendor is willing to extend the lease by completion.



## Welcome to

### Kestrel Court Haling Park Road, South Croydon

- Fantastic 2 Bedroom Flat
- Ground Floor
- Beautiful Communal Gardens
- Brilliant Local Transport Links
- Allocated Parking
- Direct Access To Communal Gardens
- Agents note: The vendor is willing to extend the lease by completion.

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Mar 1997. Should you require 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/SCS107555](https://barnardmarcus.co.uk/Property/SCS107555)



Property Ref:  
SCS107555 - 0022

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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