



Admiral Court The Waldrons, Croydon CR0 4GF

Welcome to

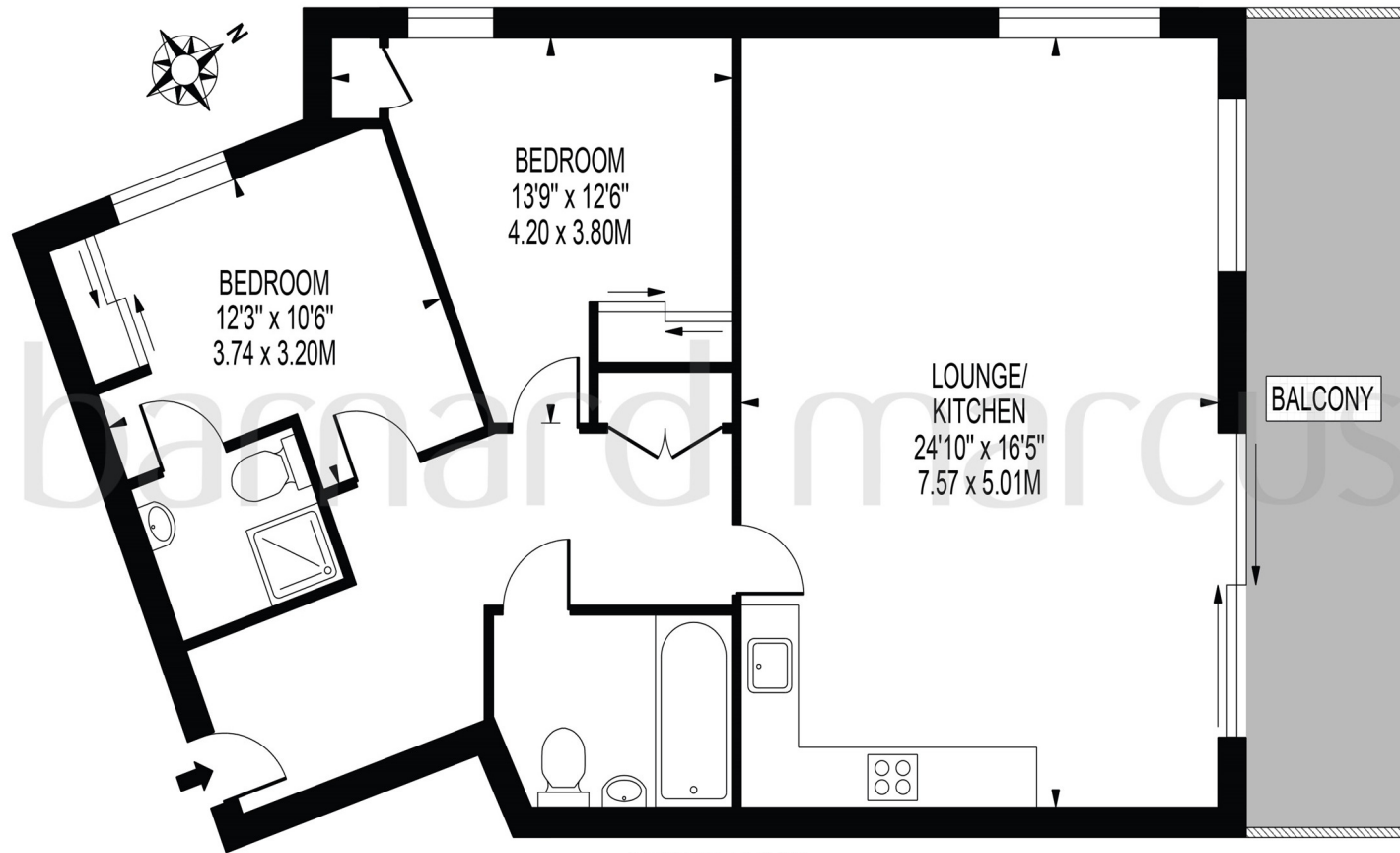
Admiral Court The Waldrons, Croydon

A fantastic modern purpose built 2 bedroom 2 bathroom contemporary ground floor apartment, with a balcony and allocated secured underground parking.



ADMIRAL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 880 SQ FT - 81.79 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.

Located in the ever popular Waldron's area of Croydon within easy reach of East and South Croydon rail stations, bus routes and the gleaming metropolis of Downtown Croydon, which has shopping, restaurants, bars and entertainment venues including Fairfield Halls and Box Park. The green open spaces of Purley Way are local as, well as the thoroughfare of Purley Way, including shops and amenities. The apartment boasts an existing NHBC guarantee as built to a high specification back in 2020 with integrated modern kitchen and bathrooms, large open plan reception/kitchen, wood floors, storage aplenty, ensuite, balcony and communal gardens. A modern day classic of a recently built apartment.

Welcome to

Admiral Court The Waldrons, Croydon

- 2 Bedrooms, 2 Bathrooms
- Underground Parking
- Close to Bars, Shops and Restaurants
- Great Public Transport Links
- Fairfield Halls & Box Park Close By

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 150 years from 09 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS108850](https://www.barnardmarcus.co.uk/Property/SCS108850)



Property Ref:
SCS108850 - 0005

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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