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Crescent Court Rigby Close, Croydon CR0 4JU

Welcome to

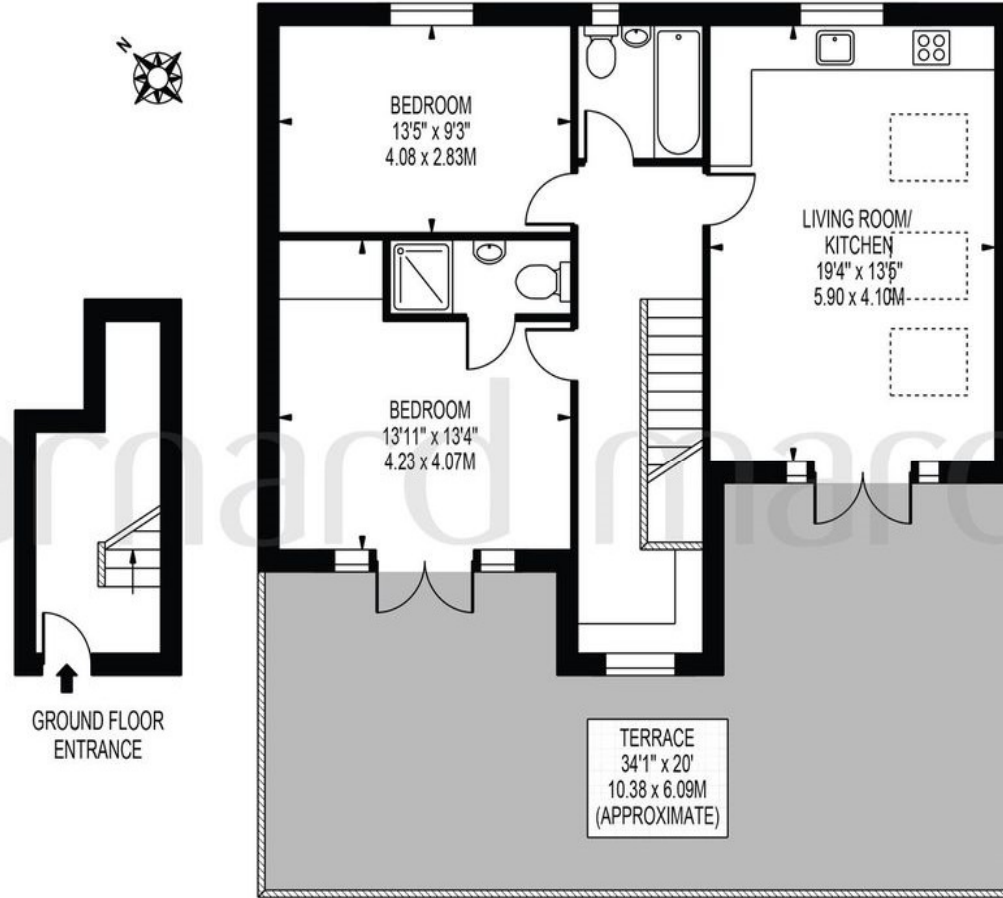
Crescent Court Rigby Close, Croydon

Viewing is the only way to fully appreciate this unique split-level duplex modern apartment with a large terrace and parking, set within a small bespoke development of just three similar apartments.



CRESCENT COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 831 SQ FT - 77.21 SQ M



GROUND FLOOR
ENTRANCE

TERRACE
34'1" x 20'
10.38 x 6.09M
(APPROXIMATE)

FIRST 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 a quiet mews style area close to transport, including tram and bus routes, with an array of shops to use from the close by Purley way thoroughfare. The property alights from a small communal hall leading to a large reception hallway and semi-galleried stairs to the first floor which has ample light flooding this area, 2 double bedrooms with the master having an en-suite, a large reception room leading to a fantastic terraced balcony which also alights from the master bedroom, a modern contemporary kitchen, double glazing and gas central heating. This share of freehold has low charges, which makes this a great first time buy or a downsizer looking for space and location, so is ready to occupy as there is no upward chain. Central London is approx. 30 minutes away and the M25 approx 25 minutes and the gleaming metropolis of Croydon looms large. There is an easy walking distance to take in the delights of the restaurant quarter, bars, clubs and culture at Fairfield Hall and the ever popular venue at Box Park.

Welcome to

Crescent Court Rigby Close, Croydon

- Share of Freehold
- No Chain
- Good Public Transport
- 2 Double Bedrooms
- Quiet Area

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2016. 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/SCS108853](https://www.barnardmarcus.co.uk/Property/SCS108853)



Property Ref:
SCS108853 - 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.

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.



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