



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

**Welcome to**

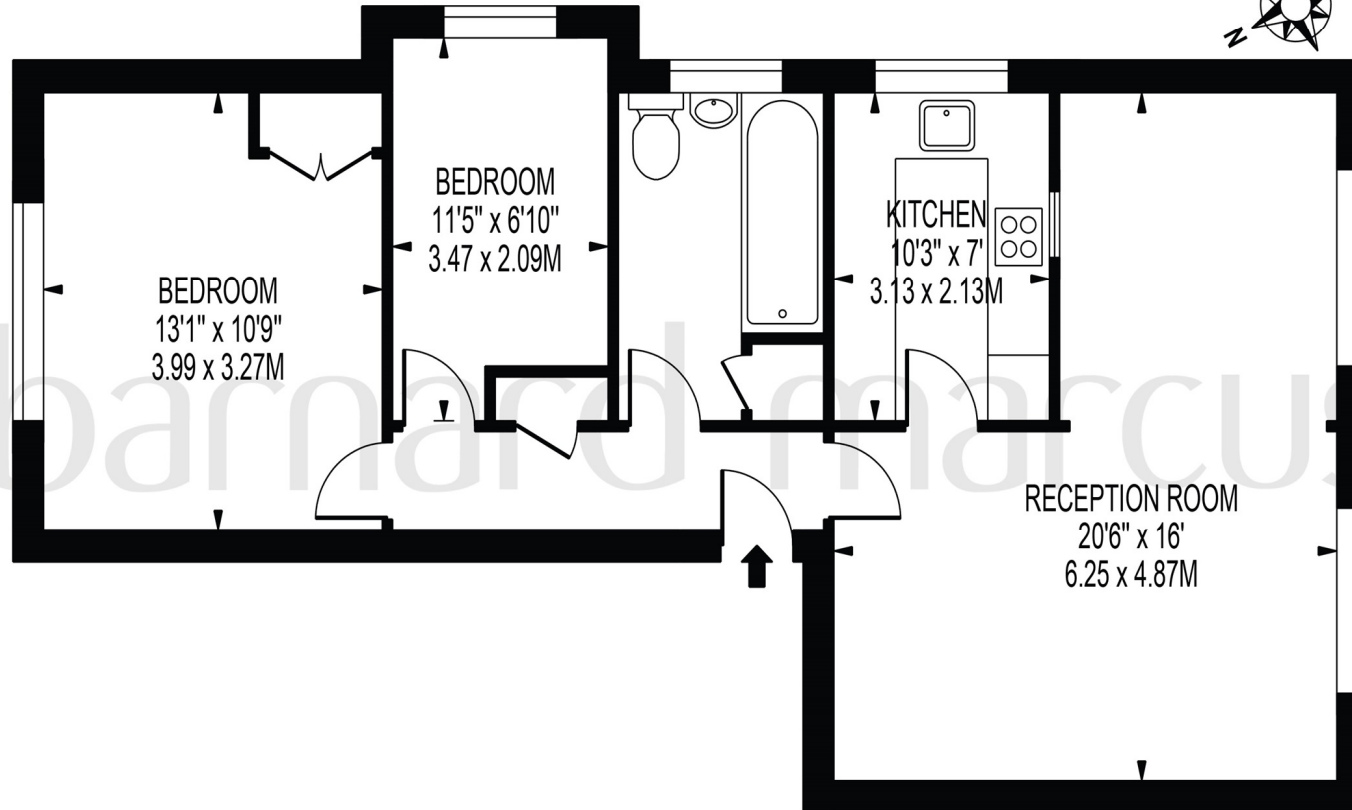
**Sylvan Court Haling Park Road, South Croydon**

A lovely two-bedroom 2nd floor (top) purpose built flat with off street parking located in a sought-after residential road.



# SYLVAN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 675 SQ FT - 62.72 SQ M



## SECOND 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.

The spacious accommodation comprises of large lounge/dining room, separate kitchen, family bathroom and two double bedrooms which are in great condition, whilst externally there is a garage and communal gardens. Located within walking distance of the green open spaces at Waddon Fields, this property is also near train stations in South Croydon and Sanderstead with fantastic links into London Victoria and London Bridge along with various bus routes along Brighton Road. For those who like to dine out, there are a number of eateries in the restaurant quarter and there are many green spaces such as Lloyd park and South Croydon recreation ground along with a number of golf courses including Purley Downs and Croham Hurst.

## Welcome to

# Sylvan Court Haling Park Road, South Croydon

- Two-bedroom purpose-built flat
- Top floor (2nd)
- Garage en bloc
- Communal gardens
- Off street parking
- Nearby to South Croydon train station

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1994. 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

## £290,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108988](https://barnardmarcus.co.uk/Property/SCS108988)



Property Ref:  
SCS108988 - 0003

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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