



**Holmlea Court Chatsworth Road, Croydon CR0 1HA**

**Welcome to**

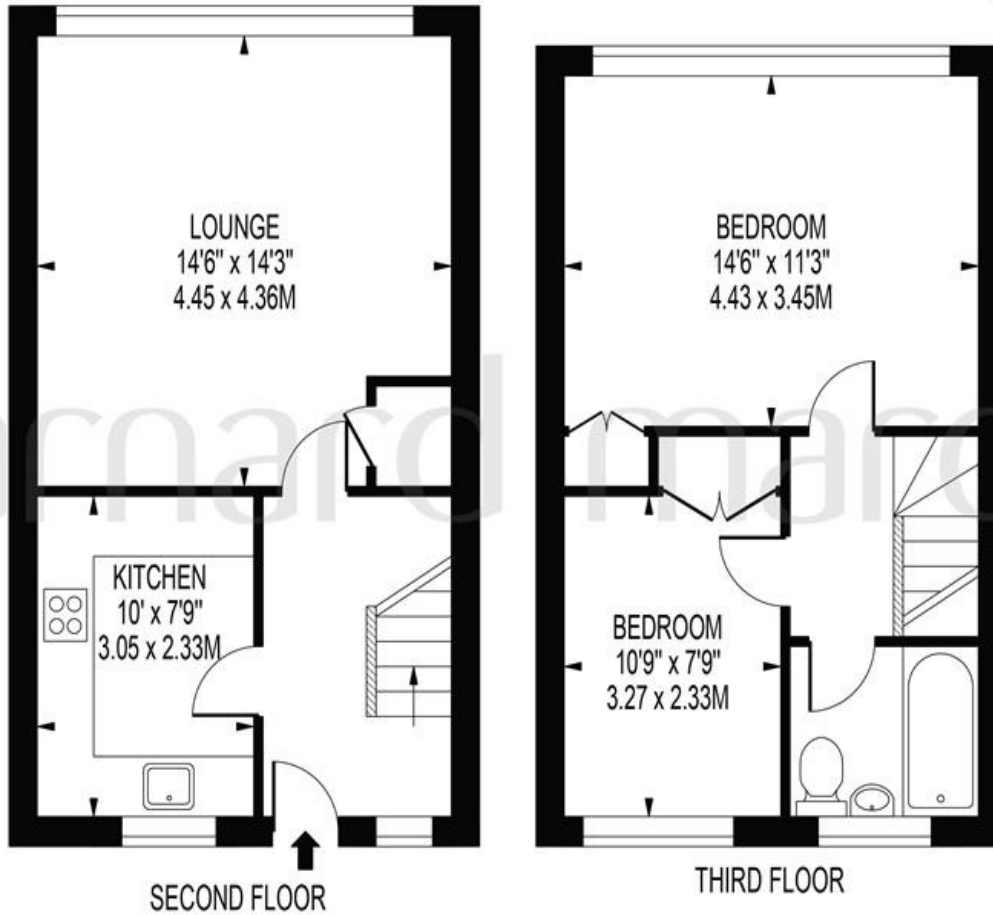
**Holmlea Court Chatsworth Road, Croydon**

A wonderful second floor 2 double bedroom, split level home located perfectly in the heart of South Croydon close to local transport links, shops, restaurants and amenities making this a perfect first time or investment purchase.



# HOLMLEA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 720 SQ FT - 66.88 SQ M



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 superb 2 bedroom flat enters through to a spacious entrance hallway, bright spacious kitchen, large reception room with plenty of space for both relaxing and entertaining and dining. The added bonus of this property is being split level and residents enjoying access to a communal garden! Upstairs you have 2 good sized double bedrooms and large bathroom.

The property is chain free and is perfectly located in the ever popular Chatsworth conservation area close to East Croydon/South Croydon station and other modes of transport with easy access to the Restaurant quarter, Whitgift shopping area and Box Park.

## Welcome to

### Holmlea Court Chatsworth Road, Croydon

- 2 Bedroom Split Level Flat
- Chain Free
- Perfect first time buy or Investment buy
- Good sized reception
- Close Proximity To South Croydon Station
- Communal Garden
- Ample storage

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1963. 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

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109099](https://barnardmarcus.co.uk/Property/SCS109099)



Property Ref:  
SCS109099 - 0006

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.



barnard marcus



**020 8681 6744**



[SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)



17 Selsdon Road, SOUTH CROYDON, Surrey,  
CR2 6PY



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**