



**Harestone Court Normanton Road, South Croydon CR2 7AF**



***Welcome to***

**Harestone Court Normanton Road, South Croydon**

A fantastic 2 double ground floor modern purpose built apartment located in the leafy confines of Normanton road close to South Croydon station, bus routes and tram link and the lovely green open spaces of Croham Woods and Lloyd Park. Guide Price: £300,000 - £325,000

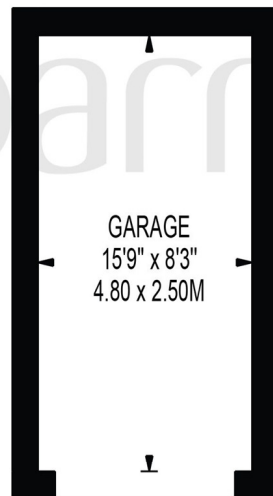


## HARESTONE COURT

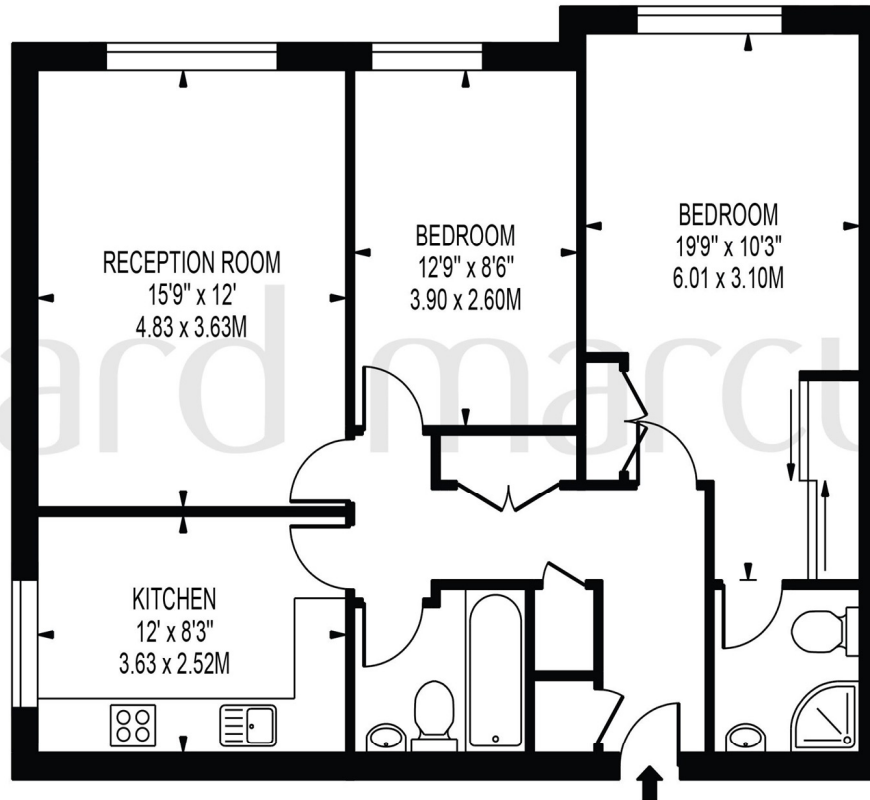
APPROXIMATE GROSS INTERNAL FLOOR AREA: 789 SQ FT - 73.28 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 129 SQ FT - 12.00 SQ M



GROUND FLOOR



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.

The property consists of secured communal entrance alighting to hallway and large reception room, fitted separate kitchen, 2 double bedrooms, family bathroom, en-bloc garage, lovely manicured communal gardens, long lease and share of freehold. Boutique shops, bars and restaurants of South End close by and offered to the open market with no upward chain.

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## **Harestone Court Normanton Road, South Croydon**

- Two bedrooms
- En-bloc garage
- Communal gardens
- Long lease
- Share of freehold

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Sep 1997. 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

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109090](https://barnardmarcus.co.uk/Property/SCS109090)



Property Ref:  
SCS109090 - 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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