



Camrose Court, Harewood Road, South Croydon CR2 7AL

welcome to

Camrose Court Harewood Road, South Croydon

A recently refurbished 2 bedroom ground floor purpose built apartment that would suit the discerning first time buyer or investor alike. The property is offered to the open market with no chain, a share of freehold and a long lease of 900 plus years.

The property is located in the ever popular Harewood Road within easy distance of South Croydon station, bus routes and tram links, and has the lovely green open spaces of Lloyd Park and Croham Woods nearby.

The apartment comprises of an entrance hallway complete with 2 large storage cupboards, a large reception room, separate kitchen, 2 bedrooms and a bathroom equipped with a separate bath and shower.

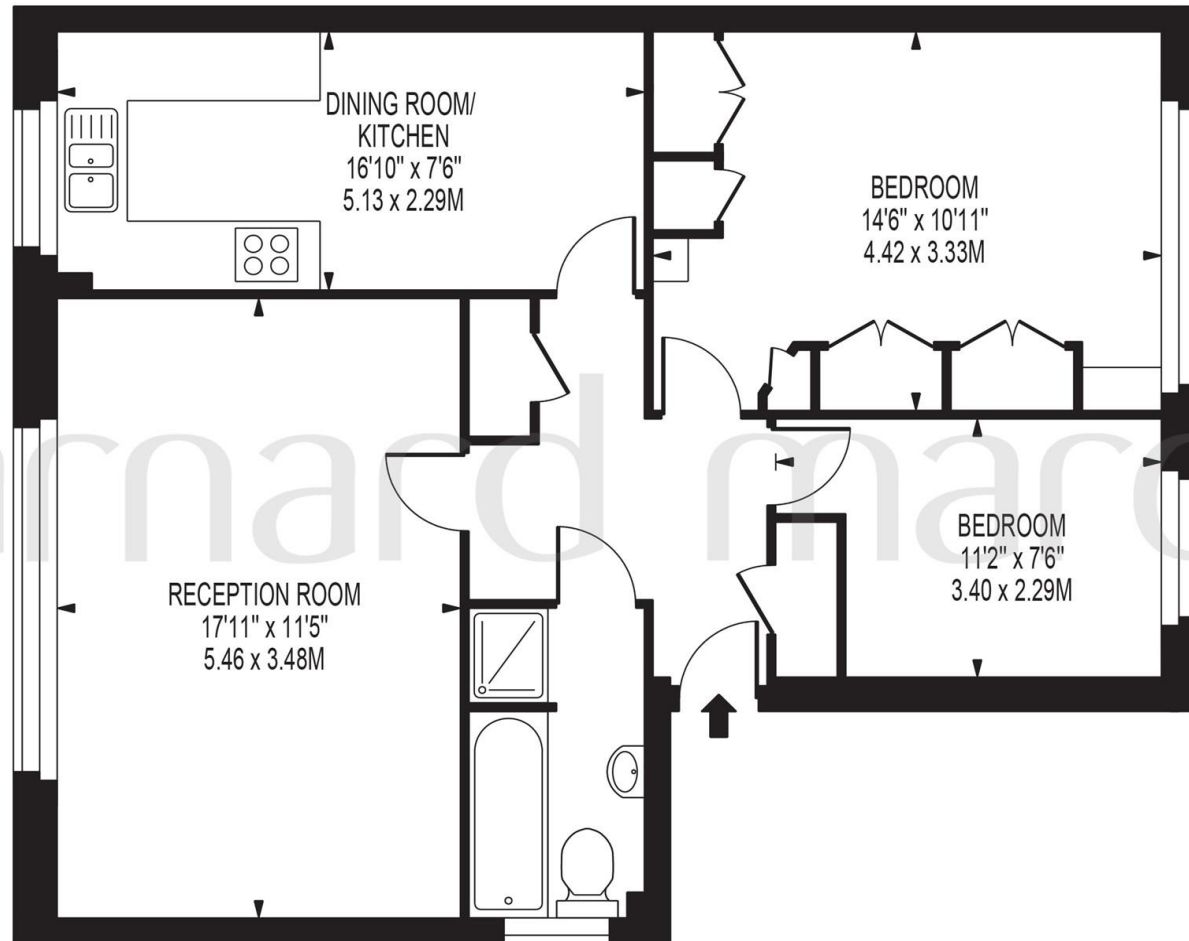
The recent refurbishment included an upgrade to high efficiency radiators, a new oven, new kitchen flooring and carpets in the bedrooms. The main bedroom benefits from fitted wardrobes.

The property includes a secure en-bloc garage whilst the communal area provides off-street parking and well-kept lawns, borders and trees to enjoy. Shops, bars and restaurants are close by in the busy thoroughfare of South End and access to the centre of Croydon is straightforward being less than 2 miles distant.



CAMROSE COURT, HAREWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 708 SQ FT - 65.78 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.
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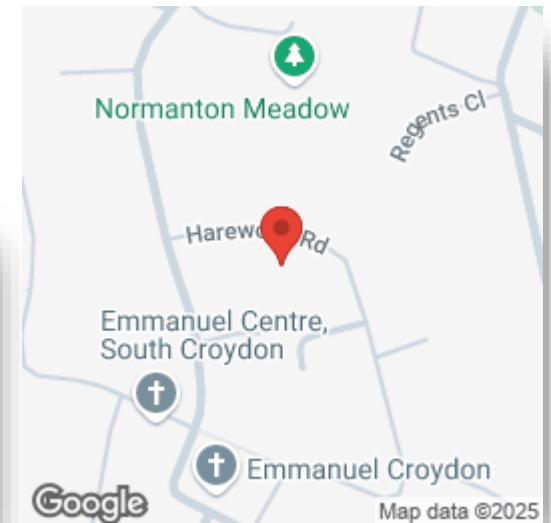
- Share of Freehold
- Garage
- Good Transport Links
- Long Lease
- No Chain
- Close to Shops
- Close to Parks

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2007. 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/SCS109323



Property Ref:
SCS109323 - 0007

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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