



**Sener Court Haling Park Road, South Croydon CR2 6NL**



**welcome to**

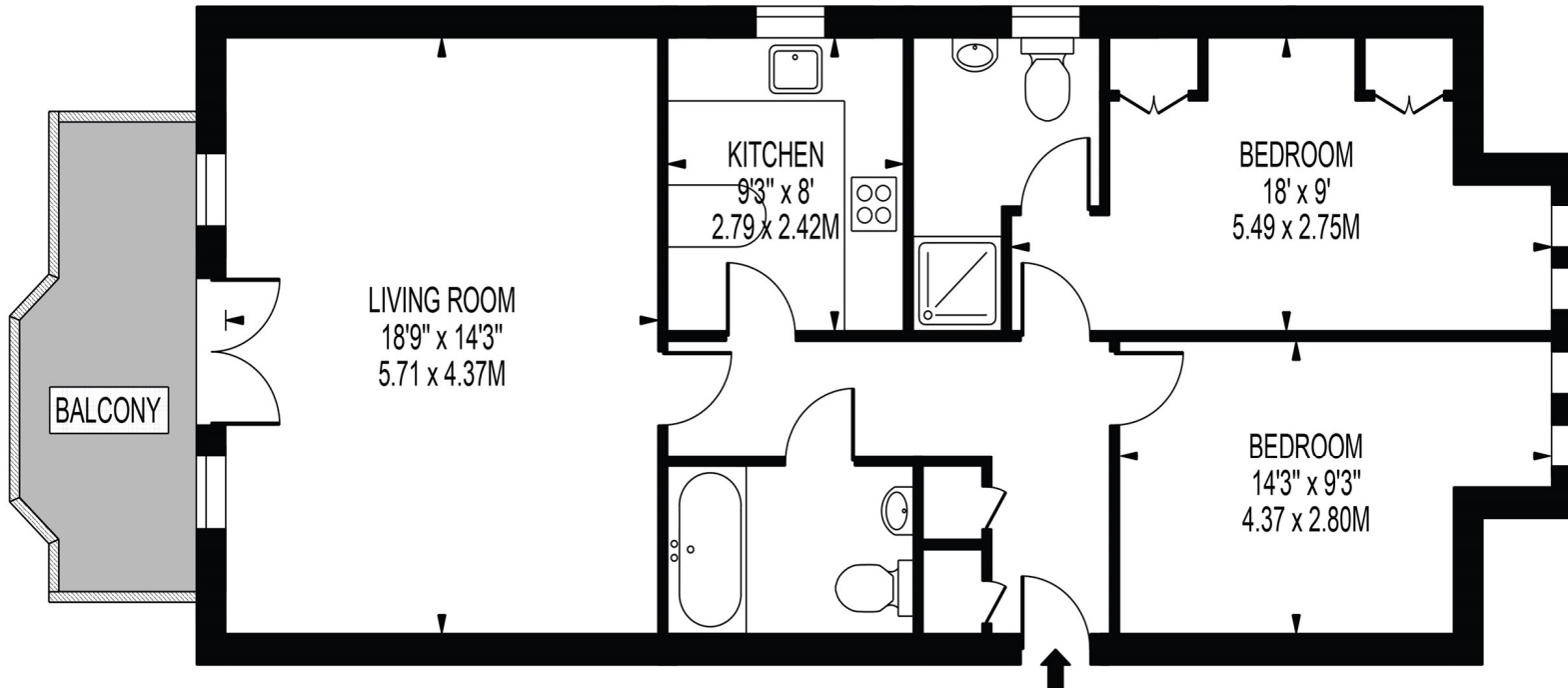
**Sener Court Haling Park Road, South Croydon**

A lovely two-bedroom 2nd floor purpose built flat with allocated parking space and located in a sought-after residential road.



# SENER COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 798 SQ FT - 74.15 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.

An attractive two-bedroom, 2nd floor (with lift access), purpose built flat located in a sought after leafy residential road. This spacious accommodation comprises of a large lounge/dining room, separate kitchen, family bathroom, en-suite shower room and two double bedrooms. Externally there is a balcony which overlooks a mature, secluded communal garden, with storage space available in a garden shed. Parking is allocated within this small, gated community with remote control access. The property is near South Croydon Train station (14 mins walk) and Sanderson Train station leading into London Victoria & London Bridge. Various bus routes can take you to the restaurant quarter as well as Tesco Express being less than a mile away, also comprising easy access to the M23/M25. Desirable green spaces include Lloyd Park, South Croydon recreation ground and golf courses of Purley Downs and Croham Hurst. Schools include Whitgift Independent and Harris Primary School (Outstanding Ofsted) with various local nurseries. This excellent property is offered without a chain and is ready for immediate viewings.



welcome to

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

- Two-bedroom 2nd floor flat
- Two bathrooms
- Balcony overlooking communal gardens.
- Gated development
- Allocated parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 3724.98

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2001.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

**£385,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109574](https://barnardmarcus.co.uk/Property/SCS109574)



Property Ref:  
SCS109574 - 0004

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