



Powell Court Waldrons Path, South Croydon CR2 6LT

welcome to

Powell Court Waldrons Path, South Croydon

A top floor (2nd) purpose built 1 bed apartment nestled in a quiet cul de sac location in South Croydon within easy reach of south Croydon and east Croydon stations and bus routes within yards. The lovely shopping parade of South End is close by and the metropolis of Croydon with its array of shops, bars and restaurants is within walking distance. The property boasts an allocated parking bay with communal garden. The property does require updating but is available to the open market with no upward chain. Entrance hallway, reception, kitchen, bathroom, and bedroom with numerous storage cupboards make up this opportunity to buy in South Croydon.



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- 1 Bedroom
- Close to Stations
- Communal Garden
- No Upward Chain
- Allocated Parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1500.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109494



Property Ref:
SCS109494 - 0004

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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