



Emlagh Court Beech House Road, Croydon CR0 1JQ

welcome to

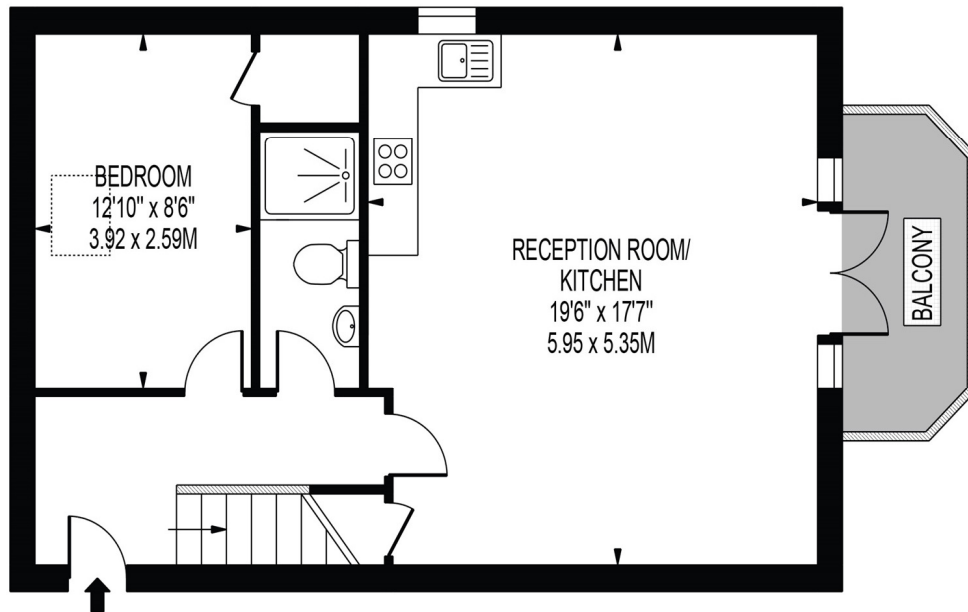
Emlagh Court Beech House Road, Croydon

A rarely available split-level first floor modern purpose built 2 double bed 2 bath apartment with outside balcony.

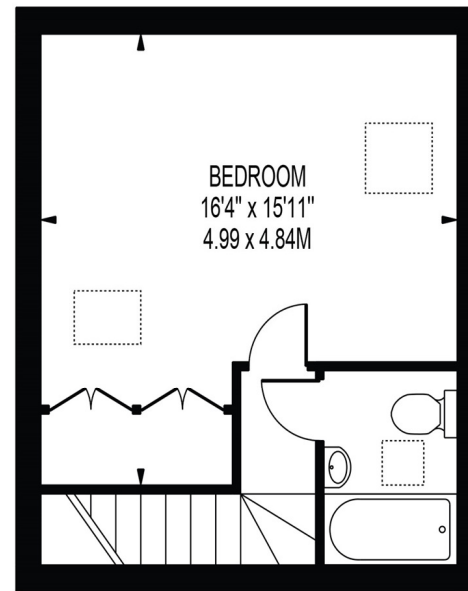


EMLAGH COURT, BEECH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 930 SQ FT - 86.40 SQ M



GROUND FLOOR



FIRST 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.

A rarely available split-level first floor modern purpose built 2 double bed 2 bath apartment with outside balcony located in ever popular Chatsworth Conservation area close to East Croydon station, bus routes and the gleaming metropolis of downtown Croydon with its fantastic restaurant quarter, shopping area and entertainment arenas such as Box Park and Fairfield Hall. The apartment boasts an all-encompassing layout with contemporary styling on modern clean lines catering for the discerning buyer whether that is a first-time buyer or downsizer this really is a great property. Doors lead out to composite decking overlooking rear of communal area with light flooding the reception/kitchen area and bedroom 2, shower room and stairs to upper floor and master bedroom and bathroom. Long lease and offered to the open market with no upward chain.

welcome to

Emlagh Court Beech House Road, Croydon

- Split-Level
- 2 Double Bedroom
- No Upward Chain
- Balcony
- Close to Stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 647.00

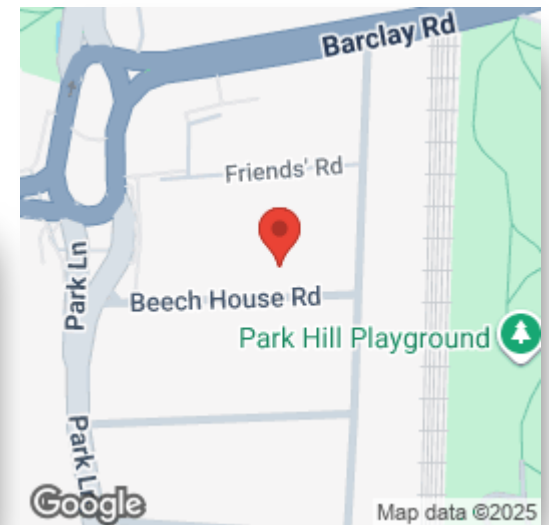
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 May 2021.

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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109801



Property Ref:
SCS109801 - 0005

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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