



Park Point, Henderson Road, Croydon CR0 2QG

welcome to

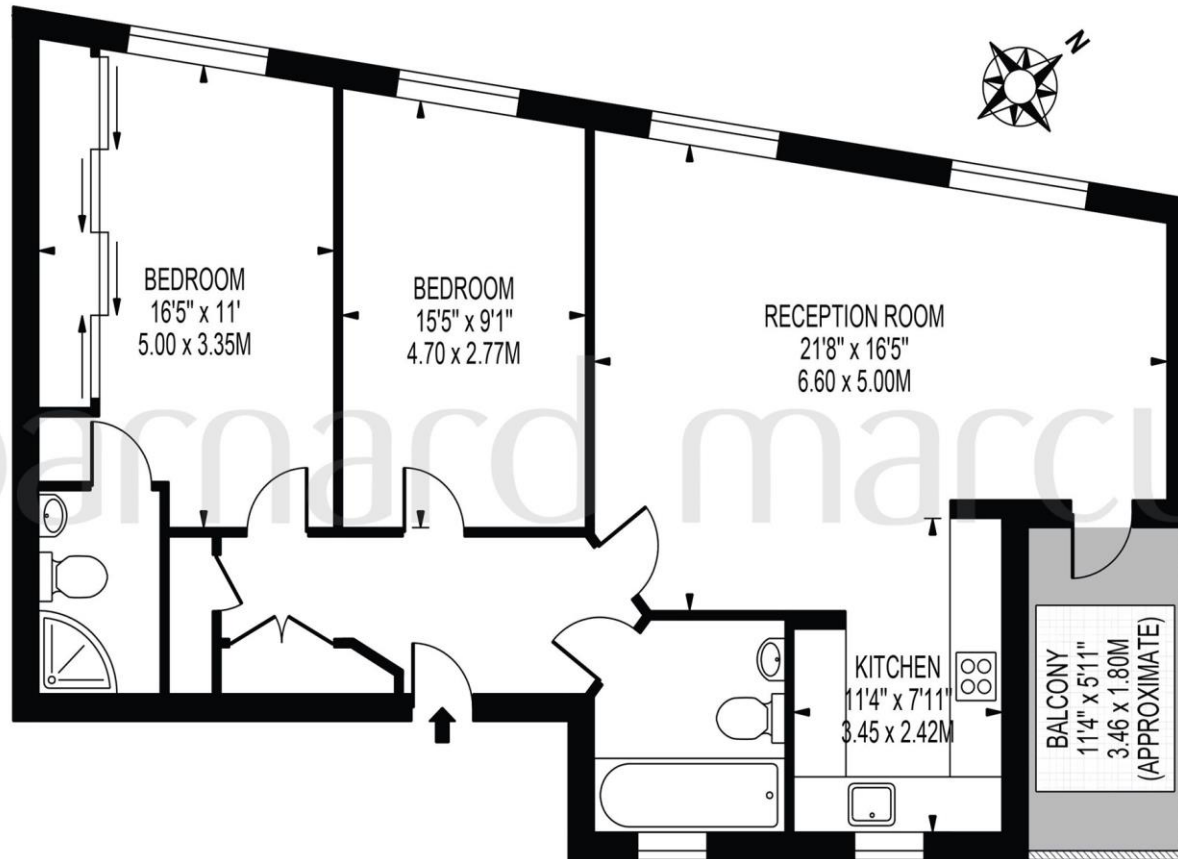
Park Point Henderson Road, Croydon

A lovely apartment in a desirable development of park point built in 2019, comprises of an open plan kitchen/living area, two good sized bedrooms, bathroom, shower-room and its own private balcony. Set within a short distance to Selhurst Station, the centre of Croydon and East Croydon Station, shops and bus routes. The apartments are also close by to the brit School for Performing Arts and Technology which is a famous British performing arts and technology school Park Point is a unique development set in a prime location. Tucked away enough to enjoy peace and quiet of the surrounding area.



PARK POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 887 SQ FT - 82.36 SQ M



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.

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Park Point Henderson Road, Croydon

- Two bedrooms
- First floor
- Private balcony
- Long lease
- Modern
- 5 year build guarantee left with BLP

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1080.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jun 2019. 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/THH113894



Property Ref:
THH113894 - 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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