



barnard marcus

Head Court, Goodman Crescent, Croydon CR0 2ND


**barnard
marcus**

welcome to
Head Court Goodman Crescent, Croydon

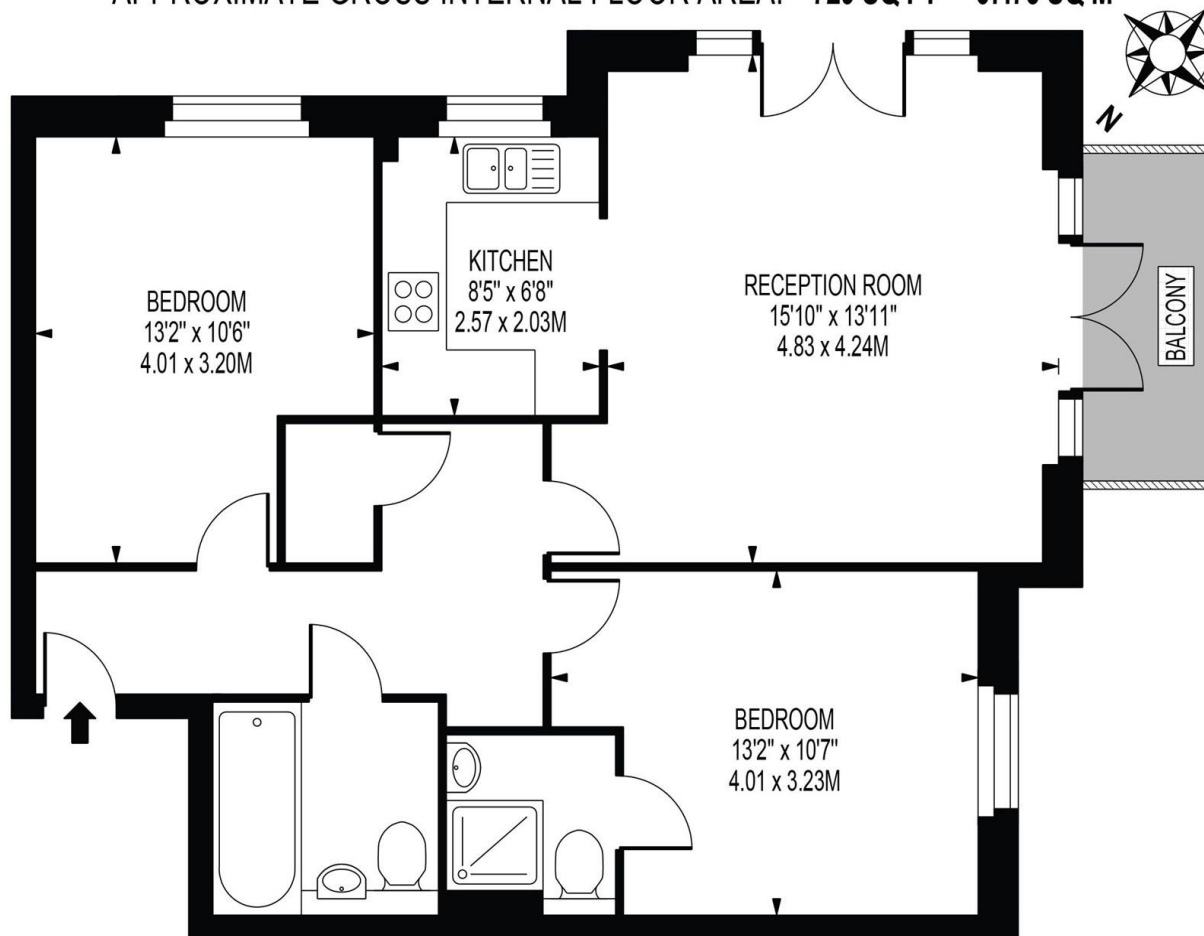
This beautifully presented first floor apartment forms part of a popular, private development in Croydon and is situated within walking distance of transport links and amenities.

This superb property has a modern decor, ample storage and comprises of two double bedrooms with en-suite to master, bathroom with wash hand basin & WC, impressive lounge diner leading to a private balcony, fitted kitchen with the additional benefit of having access to private communal parking and a long lease. This property would make an ideal first purchase for anyone and viewing is strongly advised to avoid disappointment!



HEAD COURT GOODMAN CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 729 SQ FT - 67.73 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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- 2 double bedrooms
- First Floor
- Long lease
- Balcony
- Private communal parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2728.44

Ground Rent: 258.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. 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/THH114232



Property Ref:
THH114232 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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