



Innerd Court, Clarke Close, Croydon CR0 2NQ

welcome to
Innerd Court Clarke Close, Croydon

Located in a popular development, this first-floor apartment is ideal for first-time buyers or investors. The property offers an 81-year lease, communal parking, and access to well-kept communal gardens.

Inside, you'll find a spacious entrance hall leading to a bright reception room, a fitted kitchen, and a generous double bedroom. A modern bathroom completes the layout, with an overall size of approximately 477 sq. ft.

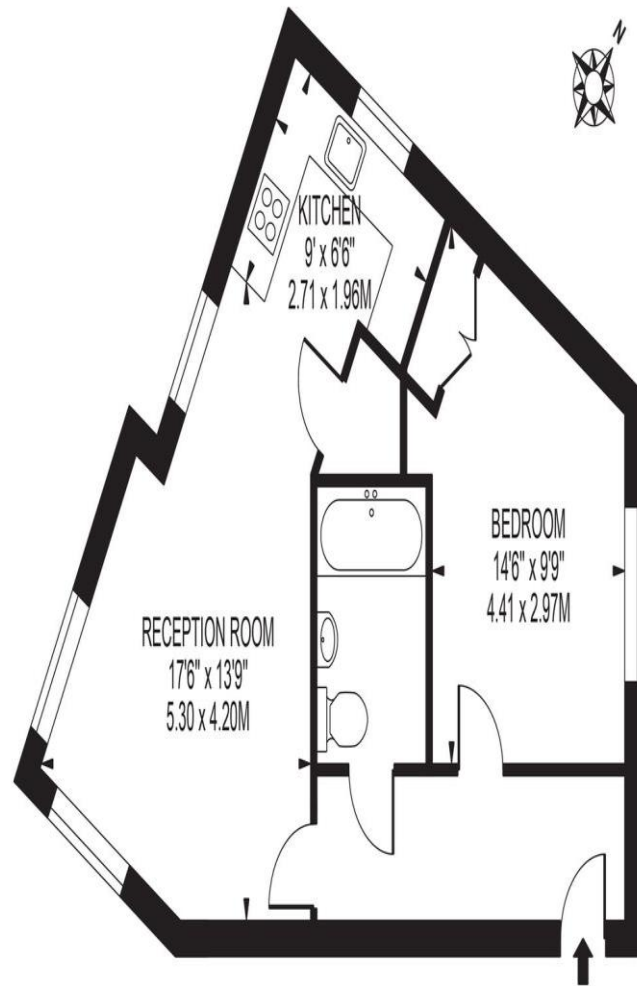
Perfectly positioned for commuters, the apartment is close to Thornton Heath Station (0.5 miles) and Selhurst Station (0.6 miles), offering quick links into Central London. Local amenities include Lidl, Tesco, and M&S Simply Food, plus a variety of shops, cafés, and restaurants along London Road. Green spaces such as Wandle Park and Duppas Hill Recreation Ground are also nearby.

This property combines convenience and comfort in a well-connected location—an excellent choice for those looking to step onto the property ladder or expand their portfolio.



INNER COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 477 SQ FT • 44.31 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.



welcome to

Innerd Court Clarke Close, Croydon

- First Floor
- One Double Bedroom
- Parking
- Close By To Thornton Heath & Selhurst Stations
- Communal Grounds

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2007.

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

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114246



Property Ref:
THH114246 - 0002

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