



Alderson Court, Goodman Crescent, Croydon CR0 2ND

welcome to

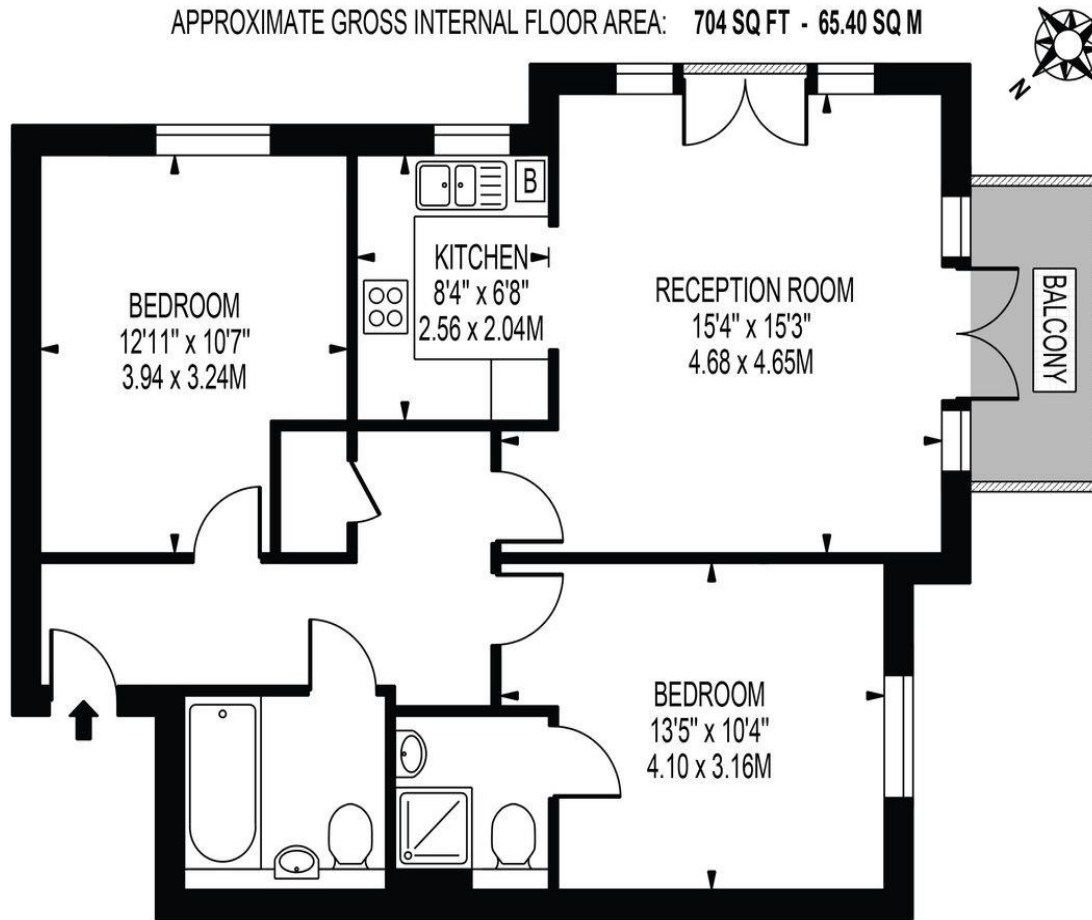
Alderson Court Goodman Crescent, Croydon

This well-presented second-floor apartment offers a generous and practical layout, ideal for modern living. The property features two spacious double bedrooms, a bright and airy reception room with direct access to a private balcony, and a separate fitted kitchen. The bathroom is complemented by a contemporary design, and the overall finish throughout the home is clean and inviting. Large windows allow plenty of natural light, creating a warm and welcoming atmosphere. Residents benefit from beautifully maintained communal gardens, providing a peaceful outdoor space to enjoy. The property also includes allocated parking, adding convenience for those with vehicles. Alderson Court is situated in a popular residential area with excellent transport links. West Croydon, East Croydon & Thornton Heath stations are within easy reach, offering fast connections to London Victoria, London Bridge, and Gatwick Airport. Local bus routes provide further accessibility across Croydon and surrounding areas. The property is close to a range of amenities, including supermarkets, shops, and leisure facilities. Croydon town centre is nearby, offering an array of restaurants, cafés, and entertainment options. Families will appreciate the selection of well-regarded schools in the vicinity, along with nearby parks and green spaces for outdoor activities.



ALDERSON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 704 SQ FT - 65.40 SQ M



SECOND 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.

Lease Details

Term of Lease: 125 years from 24 Jun 2006 (106 Years Remaining)

Annual Ground Rent: £258.58

Annual Service Charge: £ 2409.38 (this includes 20% sinking fund for the following year)

Annual Building Insurance: Included in Service Charge

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Alderson Court Goodman Crescent, Croydon

- Two bedroom
- Second floor
- Bright reception room with private balcony
- Well-maintained communal gardens and allocated parking
- Excellent transport links and close to local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2409.38

Ground Rent: 258.58

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.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH108727



Property Ref:
THH108727 - 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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