



www.centro.plc.uk | Telephone 020 8401 5000  
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

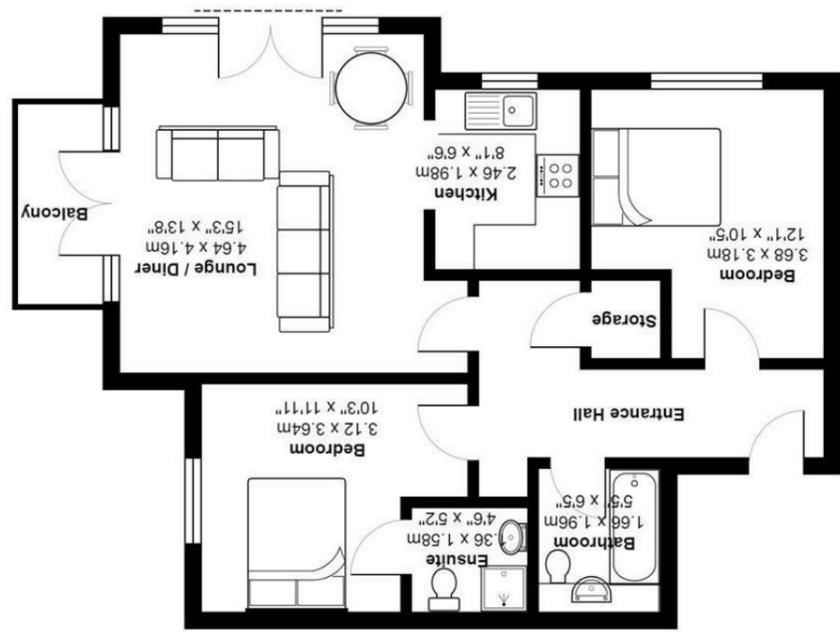
rightmove

RICS

The Property Ombudsman

CHRISTIES

Total Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup> (excluding balcony)  
 All measurements and furniture are approximate and for display purposes only



Head Court, Goodman Crescent, CR0 2ND



CHRISTIES



# 8 GOODMAN CRESCENT, CROYDON CR0 2ND

GUIDE PRICE £270,000

CHAIN FREE!!  
GUIDE PRICE £270,000 - £300,000

CALL TODAY TO ARRANGE A VIEWING ON THIS FANTASTIC 2 DOUBLE BEDROOM TOP FLOOR APARTMENT LOCATED WITHIN A MILE OF BOTH WEST CROYDON AND SELHURST'S HOST OF AMENITIES INCLUDING SHOPS, SCHOOLS, RESTAURANTS AND TRANSPORT FACILITIES.

THE PROPERTY BENEFITS FROM A SUPERB LOUNGE/DINER WITH VIEWS OVER THE COMMUNAL GROUNDS AND RESIDENTS PARKING, ALL FROM THE COMFORT OF YOUR OWN BALCONY. "PERFECT PLACE FOR A MORNING COFFEE". THE KITCHEN OFFERS AN ARRAY OF CUPBOARDS, WALL UNITS AND APPLIANCES OPENING DIRECTLY FROM THE LOUNGE AREA.

THE MASTER BEDROOM BENEFITS FROM AN EN-SUITE SHOWER ROOM WHILST THE FAMILY BATHROOM AND BEDROOM TWO ARE ALSO FOUND OFF THE IMPRESSIVE HALLWAY WHICH INCLUDES A LARGE STORAGE CUPBOARD "IDEAL FOR SUITCASES AND HOME APPLIANCES".

FOR MORE INFORMATION AND TO ARRANGE A VIEWING ON THIS IMPRESSIVE APARTMENT, CONTACT CHRISTIES TODAY ON 020 8643 7777.

**\*\*DISCLAIMER\*\***  
THE OWNERS OF THIS PROPERTY ARE RELATED TO A MEMBER OF CHRISTIES & CENTRO PLC.

- NO ONWARD CHAIN
- TOP FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- TRAIN, TRAM & OVERGROUND SERVICES WITHIN A MILE
- RESIDENTS PARKING
- EPC RATING C
- COUNCIL TAX BAND C
- GROUND RENT £258 PA (SUBJECT TO CHANGE)
- LEASE - 105 YEARS REMAINING
- SERVICE CHARGES £2097 PA (SUBJECT TO CHANGE)

