

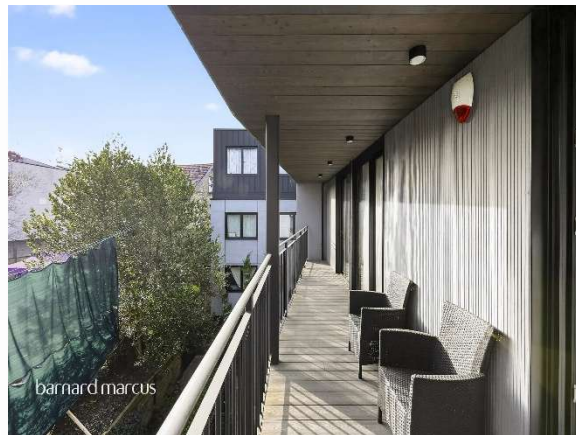


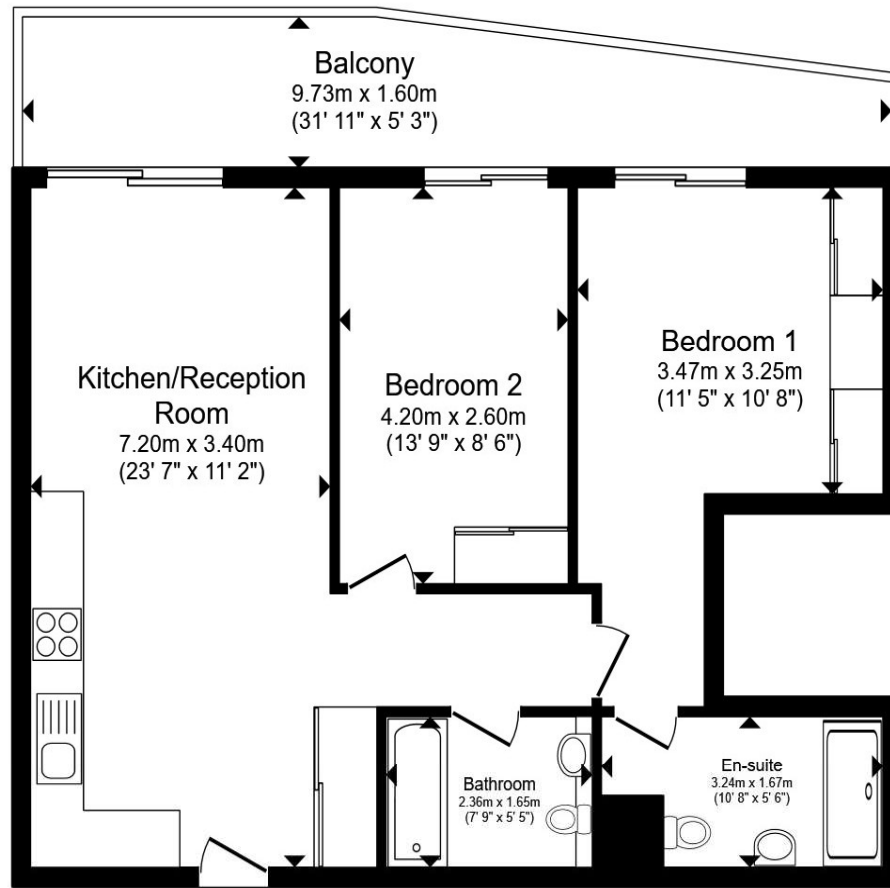
**Laurel Court South Park Hill Road, South Croydon CR2 7DY**

**welcome to**

**Laurel Court South Park Hill Road, SOUTH CROYDON**

Barnard Marcus are proud to present this stunning two-bedroom modern top floor apartment within the beautifully developed Laurel Court.





**Floor Plan**

Total floor area 64.9 m<sup>2</sup> (698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A stunning two-bedroom modern top floor apartment within the beautifully developed Laurel Court. Located on the ever-popular South Park Hill Road within easy distance to South Croydon station, tram links, bus routes and the lovely green open space of Lloyd Park. The apartment comprises a lovely open plan kitchen/reception area with underfloor heating and doors leading to a larger than average balcony, two bedrooms, a modern contemporary bathroom and a large ensuite off the master. The property further benefits from beautifully laid wood style flooring, fitted wardrobes and is ready for immediate occupation. The building also benefits from a lift, and the apartment includes a car parking space in the secure underground car park. Boutique style shops, bars and restaurants adorn South End, all within minutes of the flat.

welcome to

## Laurel Court South Park Hill Road, SOUTH CROYDON

- 2 Bedroom
- En-suite
- Fitted Wardrobes
- Good Transport Links
- Close to Stations

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2419.46

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2021. 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

**£375,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS109942](https://barnardmarcus.co.uk/Property/SCS109942)



Property Ref:  
SCS109942 - 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.

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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