



barnard marcus

Cheyne Court Canning Road, Croydon CR0 6QB



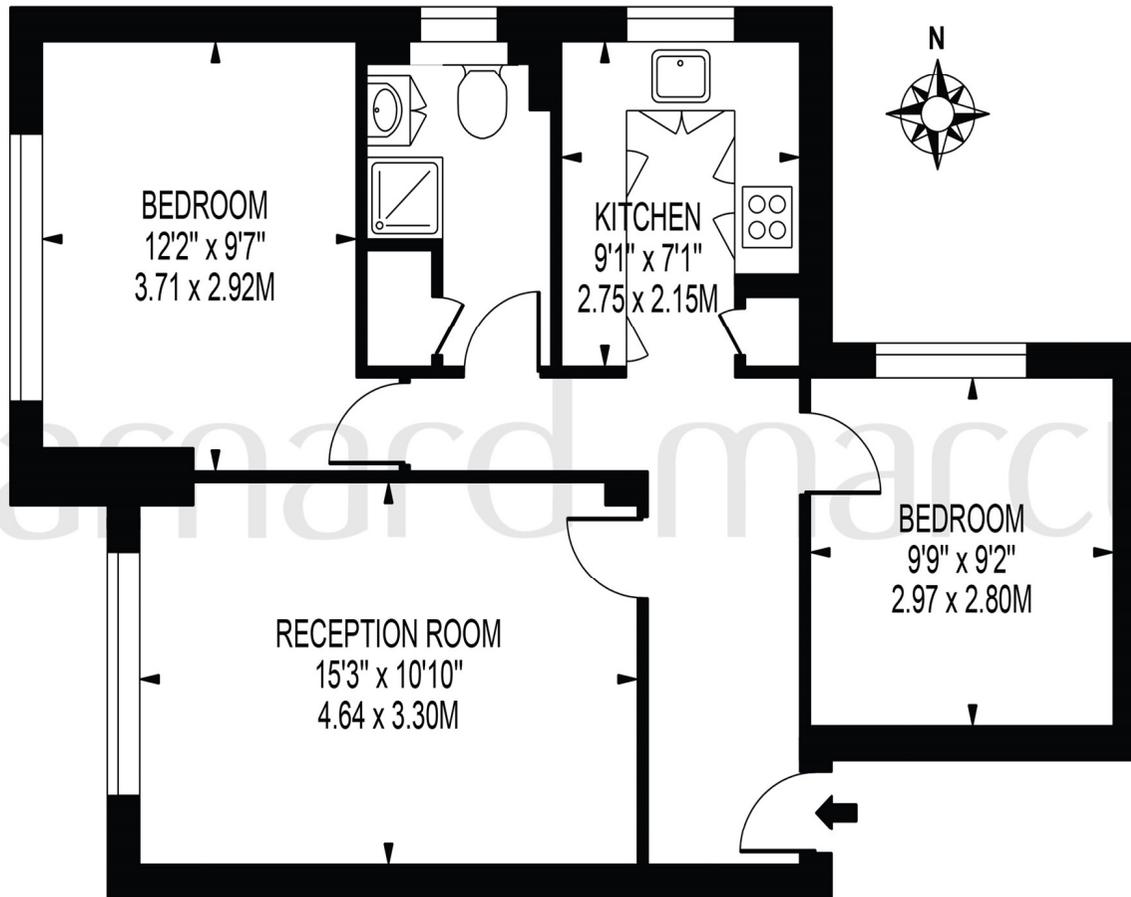
welcome to
Cheyne Court Canning Road, Croydon

Barnard Marcus are proud to present this stunning, refurbished two double bedroom, share of freehold ground floor flat to the market.



CHEYNE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 591 SQ FT - 54.91 SQ M



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.

CGI Generated Furniture Placement - Barnard Marcus are proud to present this stunning, refurbished two double bedroom ground floor flat apartment. This property is a share of freehold and consists of; Living Room, New Kitchen, New Bathroom and Two Double Bedrooms. This property also benefits from New Flooring Throughout, New Water Heater, Rewire and an allocated garage. Offered to the market with no onward chain, this property would make an ideal first time purchase or investment. Call Barnard Marcus today on 0208 680 9226 to arrange your viewing.

welcome to

Cheyne Court Canning Road, Croydon

- *CGI Generated Furniture Placement*
- Share of Freehold
- Two Double Bedrooms
- New Flooring Throughout and Brand New Kitchen
- Close To East Croydon Station
- Double Glazing
- No Onward Chain
- Garage

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£280,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113183](https://www.barnardmarcus.co.uk/Property/CRY113183)



Property Ref:
CRY113183 - 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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