



**Prospectus Place Haling Park Road, South Croydon CR2 6NX**



**welcome to**

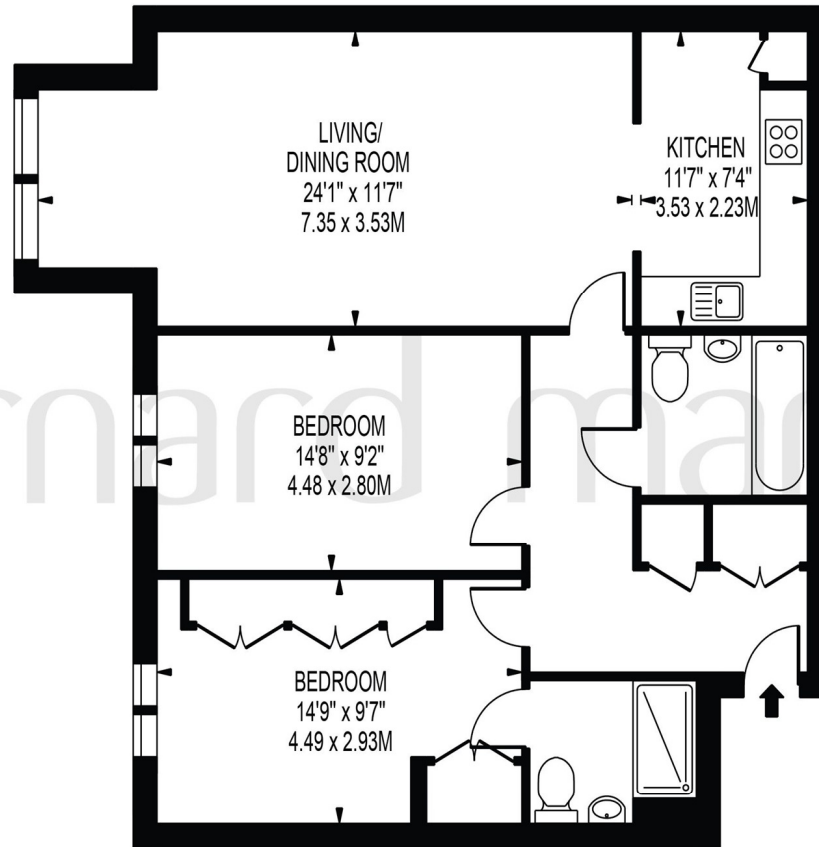
**Prospectus Place Haling Park Road, South Croydon**

A lovely 2 double bed 2 bath ground floor purpose built modern apartment located in ever popular Haling Park Road close to South Croydon train station, bus routes and tram link.



## PROSPECTUS HOUSE, HALING PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 834 SQ FT - 77.47 SQ M



GROUND 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.

A lovely 2 double bed 2 bath ground floor purpose built modern apartment located in ever popular Haling Park Road close to South Croydon train station, bus routes and tram link. The development was built circa 2000 and the flat comprises secured communal entrance with Entryphone system, entrance hallway with good storage, large reception/kitchen, 2 double bedrooms, master bathroom and en-suite, gas central heating and double glazing. Boutique shops, bars and restaurants of South End are easy distance away and the apartment is offered with no upward chain.

**welcome to**

## **Prospectus Place Haling Park Road, South Croydon**

- Ground-floor
- Two-bedrooms
- Close to stations
- Good transport links
- En-suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2095.05

Ground Rent: 309.80

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. 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

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108682](https://barnardmarcus.co.uk/Property/SCS108682)



Property Ref:  
SCS108682 - 0013

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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