



Kestrel Court Haling Park Road, South Croydon CR2 6NJ

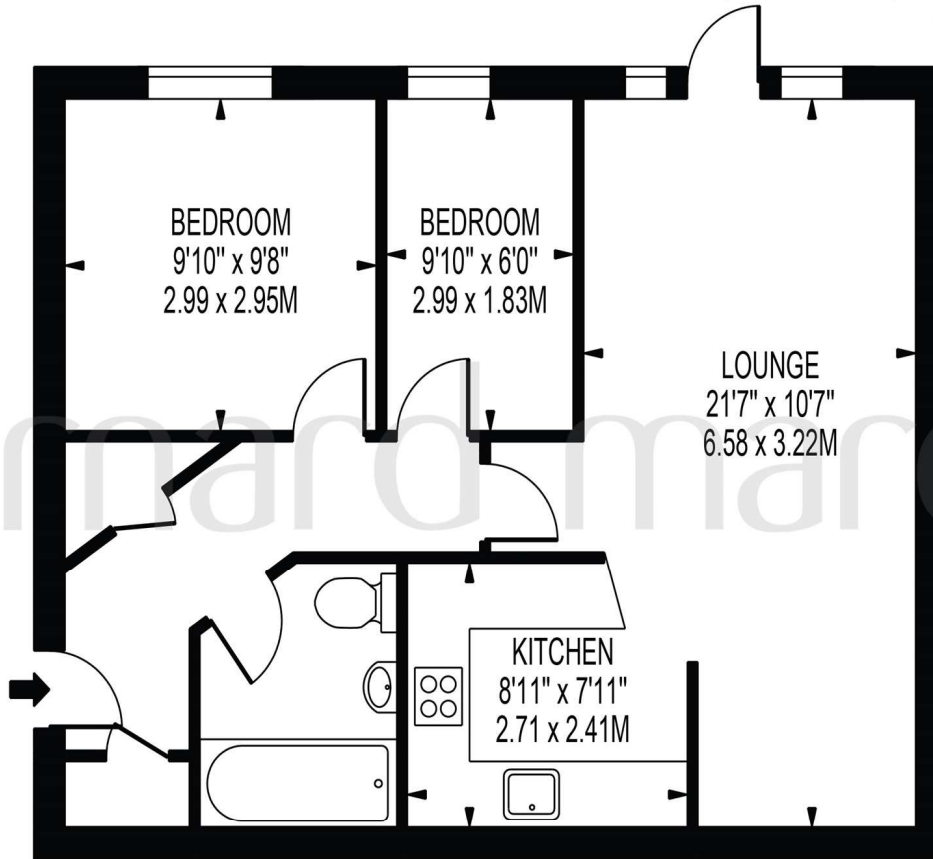
welcome to
Kestrel Court Haling Park Road, South Croydon

A well-presented, modern ground floor purpose-built apartment with two double bedrooms, superbly located for South Croydon and East Croydon stations, and benefitting from bus routes just a stone's throw away.



KESTREL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 583 SQ FT - 54.12 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.

The property opens into a welcoming entrance hall with ample built-in storage cupboards, leading through to a generously sized reception room with doors opening directly onto the beautifully maintained communal gardens. The flat further benefits from a contemporary fitted kitchen and modern bathroom, with gas central heating and double glazing throughout enhancing comfort and efficiency.

Externally, residents enjoy allocated parking and landscaped communal grounds surrounding the development, while the property is offered with a long lease, making it an attractive long-term purchase.

Situated within the popular CR2 postcode, the property enjoys a convenient and well-connected location close to South Croydon and East Croydon. The area benefits from excellent transport links into Central London and the City, alongside a wide range of local shops, amenities, cafés, and restaurants. Nearby green spaces and well-regarded schools further enhance the appeal, making this an ideal setting for professionals, downsizers, and families alike.

Sellers's comment: 'We were first time buyers 10 years ago, now we are lucky enough to have grown our family and need to move on. We have loved living here; we feel connected to London in a very green area. We have thoughtfully updated the property putting in a dishwasher, boiler, new carpets and a few other upgrades. We're sad to leave and hope you'll find it to be a wonderful home as we have.'

welcome to

Kestrel Court Haling Park Road, South Croydon

- Two well-proportioned double bedrooms
- Long lease
- Doors opening onto attractive communal gardens
- Allocated private parking
- Conveniently located close to South Croydon and East Croydon stations

Tenure: Leasehold EPC Rating: C

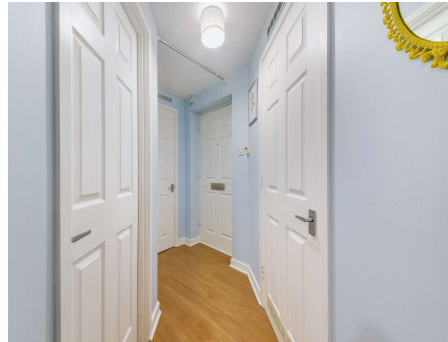
Council Tax Band: D Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1997. 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

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110126



Property Ref:
SCS110126 - 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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