



barnard marcus

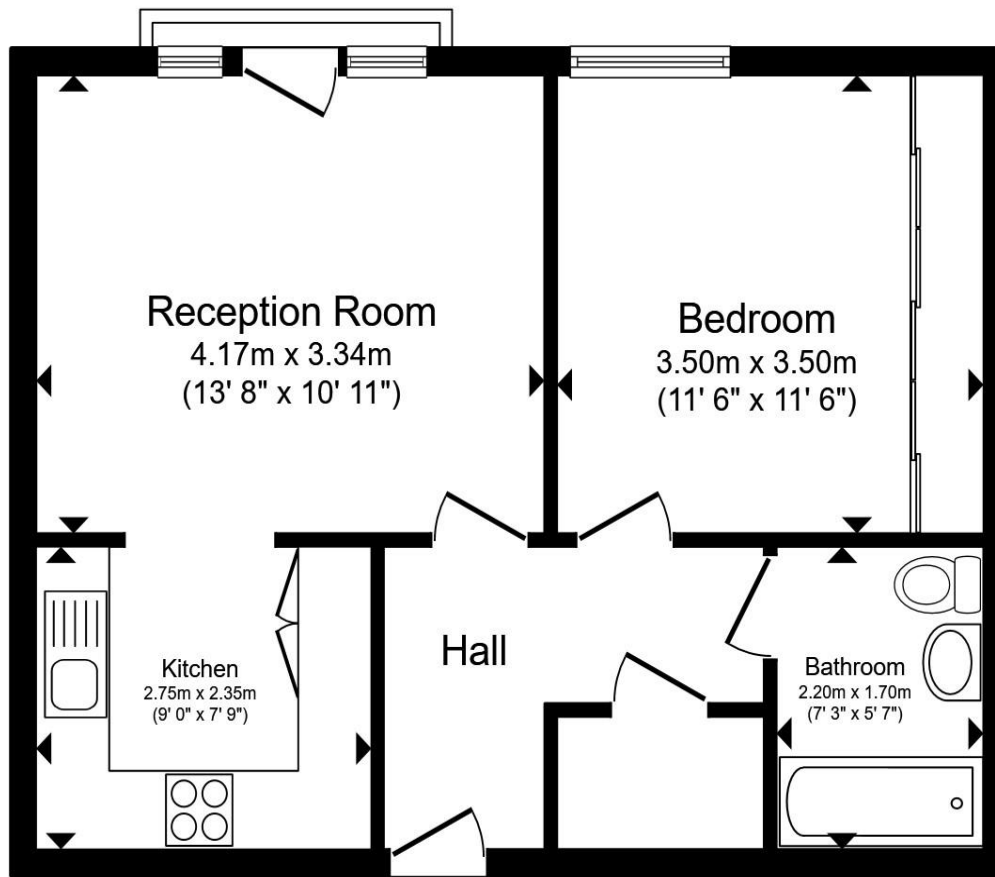
Gary Court London Road, Croydon CR0 2DR



welcome to
Gary Court London Road, Croydon

Chain Free one bedroom well proportioned apartment, located ideally for commuting, offering super transport links, modern integrated kitchen and Juliette Balcony.





3rd Floor

Total floor area 45.9 m² (494 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



This chain free apartment in Gary Court is presented in excellent condition, ready to move straight into. There is parking by registration with the Parking Management Company, and a video entry system on the hallway.

The bright and spacious living area benefits from a Juliette balcony, creating a light and airy feel. The kitchen is a fantastic size, complete with plentiful gloss white modern units, generous worktop space, integrated fridge freezer, electric oven and gas hob. The bedroom is equally impressive, boasting a floor-to-ceiling window that floods the room with natural light, and offers ample space for furniture and has built in storage.

The modern bathroom features a full-sized bath with overhead shower, WC and basin with built-in storage. Additional convenience is provided by two generous storage cupboards in the hallway.

Residents also enjoy access to a communal rooftop area with superb views across Croydon and beyond. The block is serviced by a lift, and the location is ideal for transport links and a wide range of local amenities.

With a long lease of 231 years remaining and very reasonable service charges, this apartment makes an excellent choice for first-time buyers and buy-to-let investors alike.

welcome to

Gary Court London Road, Croydon

- No Onward Chain
- Well Located for Transport and Amenities
- Modern Integrated Kitchen
- Parking Available by registration with the Parking Management Company
- Juliette Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2352.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 21 Aug 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113491](https://www.barnardmarcus.co.uk/Property/CRY113491)



Property Ref:
CRY113491 - 0004

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