



Crescent Court Rigby Close, Croydon CR0 4JU

welcome to

Crescent Court Rigby Close, Croydon

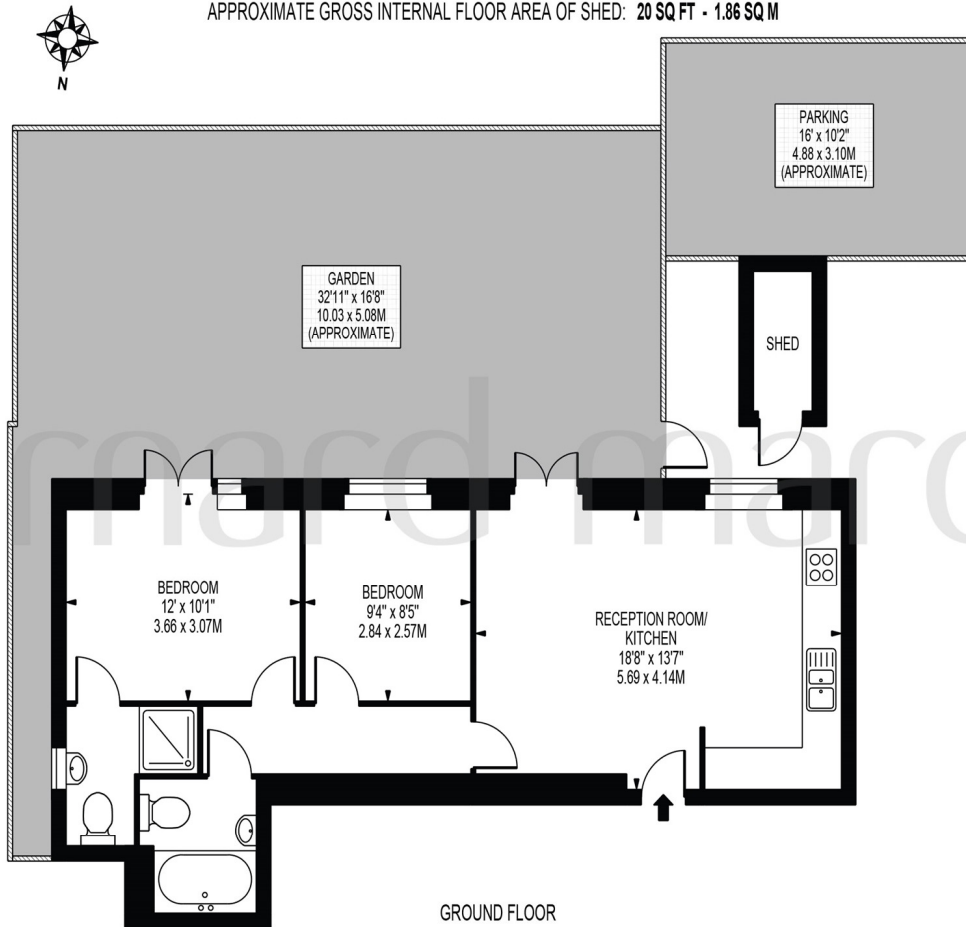
Located within the popular Crescent Court development on Rigby Close, this well-presented two-bedroom ground floor apartment offers contemporary living with the added benefit of a private garden - perfect for those seeking outdoor space in a modern setting. The property features a bright and spacious open-plan kitchen/living area, ideal for both relaxing and entertaining. The modern kitchen is fully fitted with integrated appliances and ample storage, flowing seamlessly into the living space with direct access to the garden - ideal for summer dining or peaceful mornings. The master bedroom is generously sized and benefits from a sleek en-suite shower room, while the second bedroom is ideal as a guest room, home office or nursery. A stylish main bathroom completes the layout.



**CRESCENT COURT,
RIGBY CLOSE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: **573 SQ FT - 53.23 SQ M**
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: **20 SQ FT - 1.86 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.

welcome to

Crescent Court Rigby Close, Croydon

- TWO BEDROOM GROUND FLOOR APARTMENT
- PRIVATE REAR GARDEN
- SHARE OF FREEHOLD
- ENSUITE TO BEDROOM ONE
- MODERN BATHROOM AND FITTINGS THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 250.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2016. 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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106215



Property Ref:
WLG106215 - 0004

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.



barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



barnardmarcus.co.uk