



**Chequers Court Canning Road, CROYDON CR0 6QE**

**welcome to**

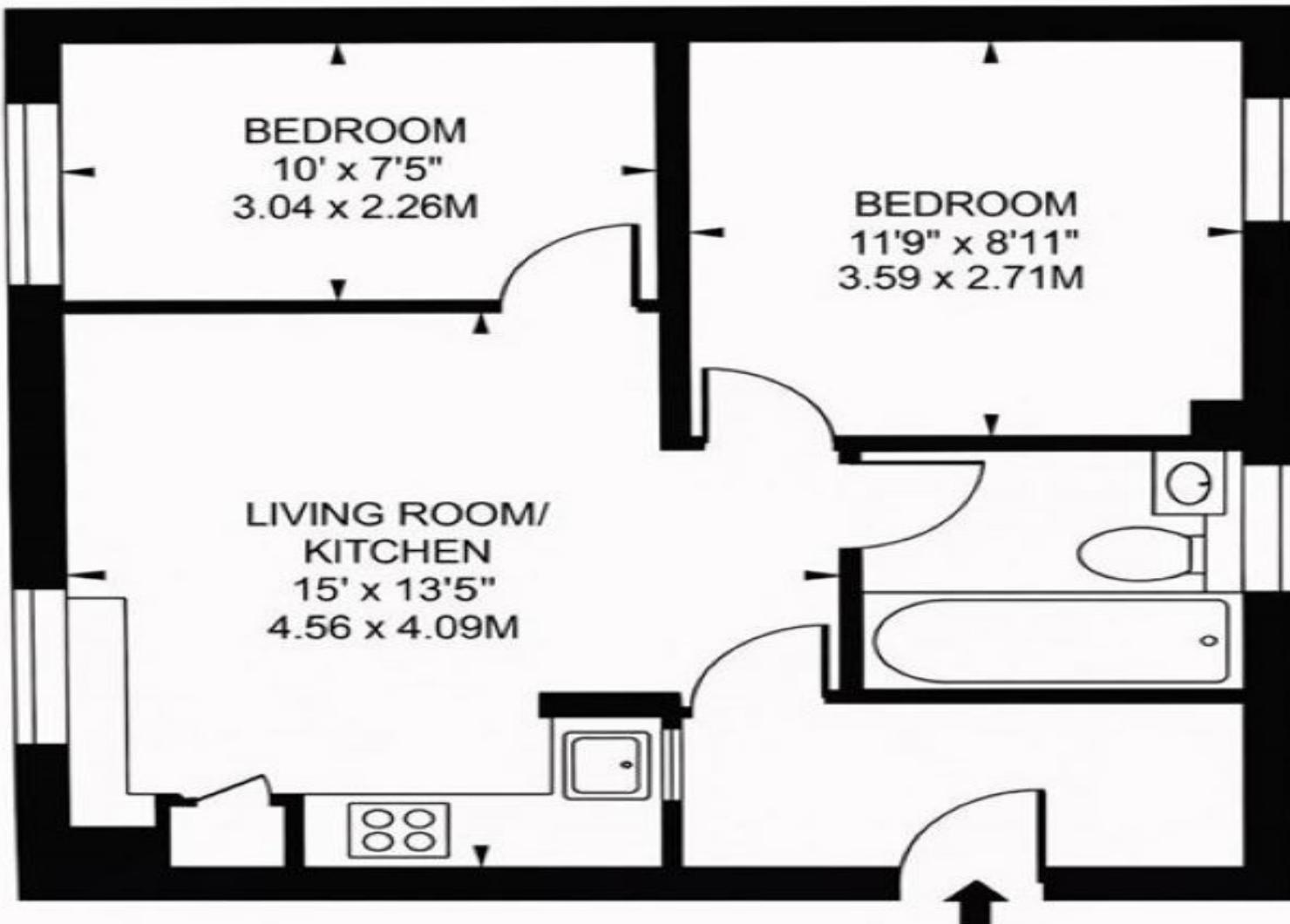
## **Chequers Court Canning Road, CROYDON**

A stunning 2 bedroom apartment - prime location - excellent transport links.



## CHEQUERS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: : **443 SQ FT - 41.15 SQ M**



Offered to the market in immaculate condition, this attractive two-bedroom purpose-built flat is set on a popular residential road, conveniently located for East Croydon Station and the city centre.

The property features well-balanced and generously proportioned accommodation, enhanced by an impressive amount of cleverly designed in-built storage throughout. The bright reception room provides an excellent space for both relaxing and entertaining, while the well-appointed kitchen and modern bathroom are finished to a high standard. Both bedrooms are comfortable doubles, making the flat ideal for a range of buyers.

Residents further benefit from well-maintained communal gardens and first-come, first-served parking. With excellent transport links, local amenities and green open spaces all close at hand, this superb property represents an ideal purchase for owner-occupiers and investors alike.

welcome to

## 6 Chequers Court Canning Road, CROYDON

- 2 bedrooms
- Prime location
- Excellent condition throughout
- Easy access to East Croydon
- Communal gardens
- Local Amenities

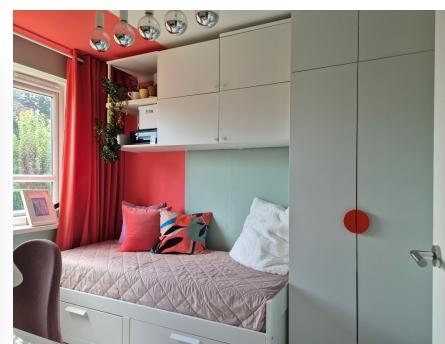
Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 600.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Apr 1988.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers over **£265,000**



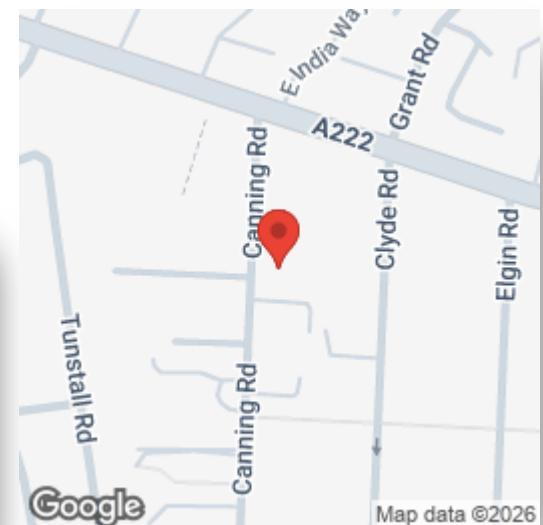
view this property online [barnardmarcus.co.uk/Property/CRY112367](http://barnardmarcus.co.uk/Property/CRY112367)



Property Ref:  
CRY112367 - 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.



Please note the marker reflects the  
postcode not the actual property



**020 8680 9226**



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,  
CR0 6AA



**barnardmarcus.co.uk**