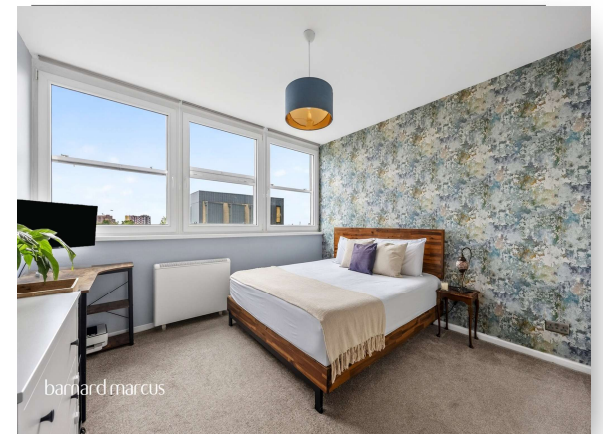
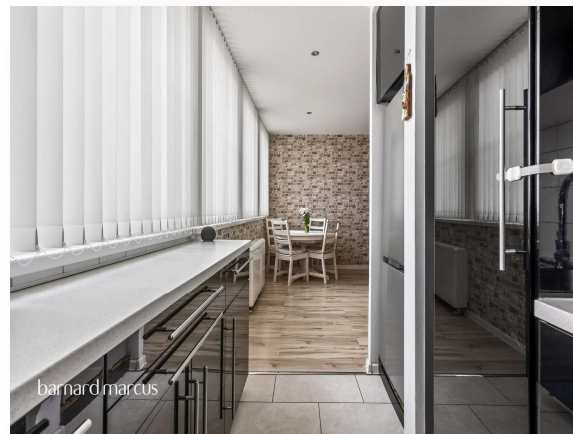
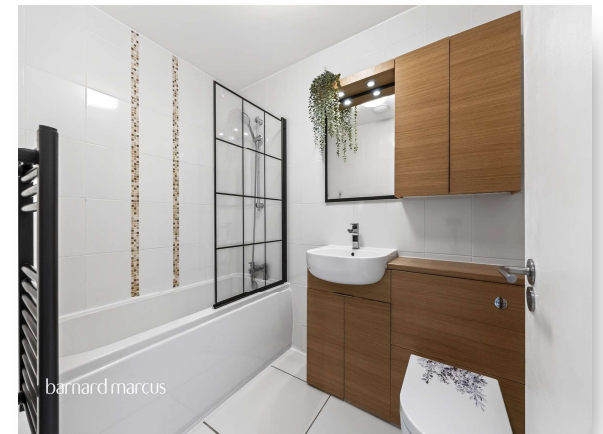


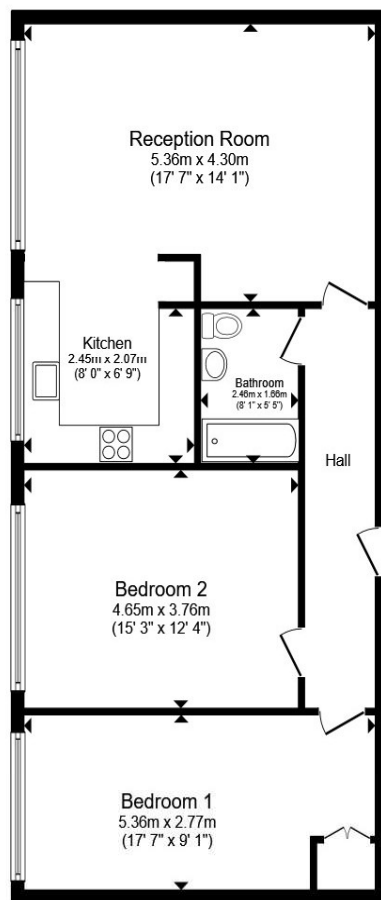


Fitzroy Court Whitehorse Road, CROYDON CR0 2AX

welcome to
Fitzroy Court Whitehorse Road, CROYDON

876sqft 2 double bedroom apartment, beautifully presented in a fantastic location, with allocation and move in ready.





Fourth Floor

Total floor area 81.4 m² (876 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



Occupying an impressive 876 sq ft, this beautifully refurbished two bedroom apartment at Fitzroy Court offers exceptional proportions rarely found in modern apartments. Presented in stunning, move in ready condition throughout, this is a home that immediately stands out for both its size and quality.

Both bedrooms are generous doubles, offering ample space for bedroom furniture and additional storage, while large windows flood the rooms with natural light. The sleek gloss black kitchen is both stylish and practical, featuring integrated appliances, extensive worktop space and large windows creating a bright and inviting environment.

The spacious living/dining room is a real highlight, providing plenty of room for both relaxing and entertaining, with contemporary laminate flooring adding a modern touch. The family bathroom has been thoughtfully designed with crisp tiling, a full size bath, contemporary fitted storage and matching vanity basin and WC unit, creating a clean and sophisticated finish.

Residents benefit from lift access and the rare advantage of an allocated parking space. Perfectly positioned for commuters, the property is conveniently located for both East and West Croydon stations, while a wide selection of shops, restaurants and local amenities are all within easy reach.

A superb opportunity to acquire a larger than average apartment in a highly convenient location.



welcome to

Fitzroy Court Whitehorse Road, CROYDON

- Guide Price £220,000-£230,000
- CHAIN FREE
- Allocated Parking
- Stunning Condition and 876sqft
- Perfectly Located for Commuters
- 2 Large Double Bedrooms
- Integrated Kitchen
- Concierge 8am-5pm Monday to Friday

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5099.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£220,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113542



Property Ref:
CRY113542 - 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.

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