



barnard marcus

**Ferndale Court, Kendra Hall Road, South Croydon CR2 6DT**

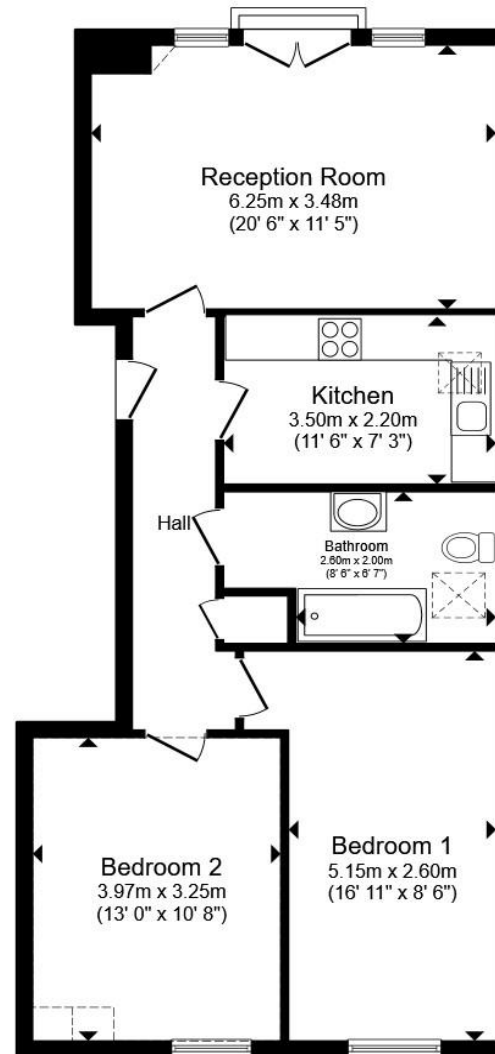


**welcome to**

## **Ferndale Court Kendra Hall Road, South Croydon**

A bright and stylish contemporary two double bedroom second-floor apartment, set within a well-maintained purpose-built development in a quiet cul-de-sac location. The property benefits from an allocated parking bay and a desirable north-to-south, front-to-back aspect, allowing an abundance of natural light throughout the day. Accommodation includes a spacious living area, a separate modern fitted kitchen, and a sleek bathroom, all complemented by gas central heating and double glazing. The flat also enjoys the advantage of a long lease, making it an ideal choice for both first-time buyers and investors alike. Ideally positioned within easy reach of bus routes, train stations, and local shops, with the open green spaces of Purley Way close by. South Croydon's vibrant selection of shops, bars, and restaurants are also easily accessible, offering excellent lifestyle convenience.





## Second Floor

Total floor area 68.3 m<sup>2</sup> (735 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](http://www.propertybox.io)

welcome to

## Ferndale Court Kendra Hall Road, South Croydon

- Two double bedrooms
- Bright front-to-back aspect
- Separate modern kitchen
- Quiet cul-de-sac location
- Allocated parking bay, gas central heating & double glazing

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 840.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS110095](https://www.barnardmarcus.co.uk/Property/SCS110095)



Property Ref:  
SCS110095 - 0003

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 8681 6744**



[SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)



17 Selsdon Road, SOUTH CROYDON, Surrey,  
CR2 6PY



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)