



barnard marcus

Peebles Court Whitestone Way, Croydon CR0 4WN



welcome to

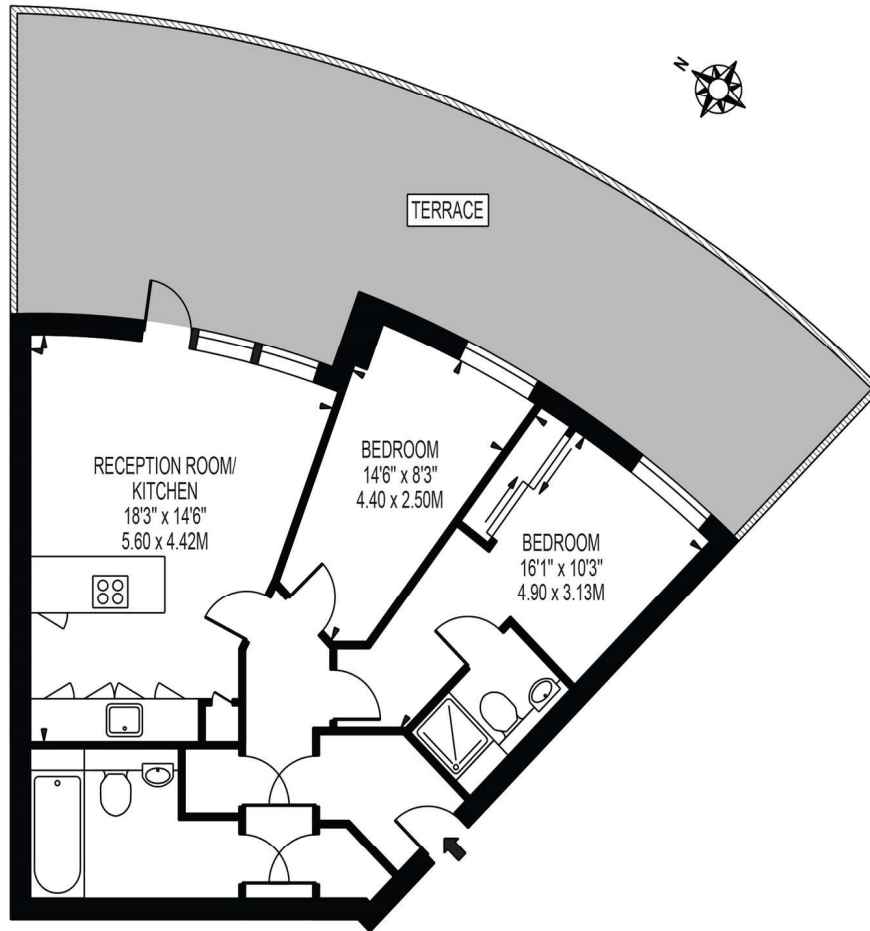
Peebles Court Whitestone Way, Croydon

CHAIN FREE 2 double bedroom, 2 bathroom ground floor apartment with large private patio just a stones throw from Wandle Park Tram stop as well as a host of amenities at Purley Way.



PEEBLES COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 648 SQ.FT - 60.17 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.

A beautifully presented two double bedroom, two bathroom ground floor apartment in the popular Peebles Court, offered to the market chain free and move-in ready.

The spacious open-plan reception room features a sleek fitted kitchen with integrated appliances, a central island perfect for entertaining, and generous space for both living and dining. Natural light floods through the impressive triple window, with a door opening onto a substantial private paved patio-much larger than most outdoor spaces and a true rarity for the area.

Both bedrooms are excellent doubles, with the master boasting built-in sliding mirrored wardrobes and a stylish en suite with a one-and-a-half size walk-in shower. The second bathroom is modern and neutrally tiled, complete with a feature mirrored wall and practical under-sink storage.

Perfectly located, the apartment is just moments from the shops, leisure and dining options of Purley Way, and only a two-minute walk from Wandle Park Tram Stop, offering excellent connections into East Croydon and beyond.

A rare find with a standout private patio-this property is not to be missed.

welcome to

Peebles Court Whitestone Way, Croydon

- CHAIN FREE
- En-suite to master
- 2 Double Bedrooms
- Large Private Patio
- 757sqft

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2934.13

Ground Rent: 370.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113084](https://www.barnardmarcus.co.uk/Property/CRY113084)



Property Ref:
CRY113084 - 0007

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 8680 9226



Croydon@barnardmarcus.co.uk



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



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