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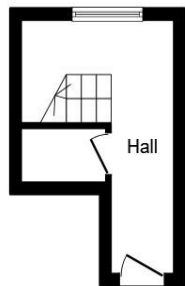
**Emlagh Court, Beech House Road, Croydon, CR0 1JQ**

**welcome to**

## **Emlagh Court Beech House Road, Croydon**

Barnard Marcus are delighted to present this stylish split-level, lower ground floor two-bedroom apartment. Viewing is the only way to fully appreciate this split -level lower ground floor 2 bed apartment located in ever popular Beech House Road with superb access to East Croydon station (15 minutes to London), bus routes and gleaming metropolis of Croydon with its array of shops, bars, restaurant quarter and entertainment arenas such as Box Park and Fairfield Hall. A small bespoke development built circa 2021 with remaining NHBC guarantee of 5 years, long lease, private garden space, 2 double beds, 2 bathrooms, modern contemporary kitchen/reception room, double glazing and fully electric heating pervade throughout.





**Ground Floor**

**Lower Ground Floor**



Total floor area 73.9 m<sup>2</sup> (796 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

## Emlagh Court Beech House Road, Croydon

- Long Lease
- Remaining NHBC Guarantee of 5 years
- Private Garden Space
- 2 double bedrooms
- Close to Stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 647.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 May 2021.

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

**£320,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109819](https://barnardmarcus.co.uk/Property/SCS109819)



Property Ref:  
SCS109819 - 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.



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