



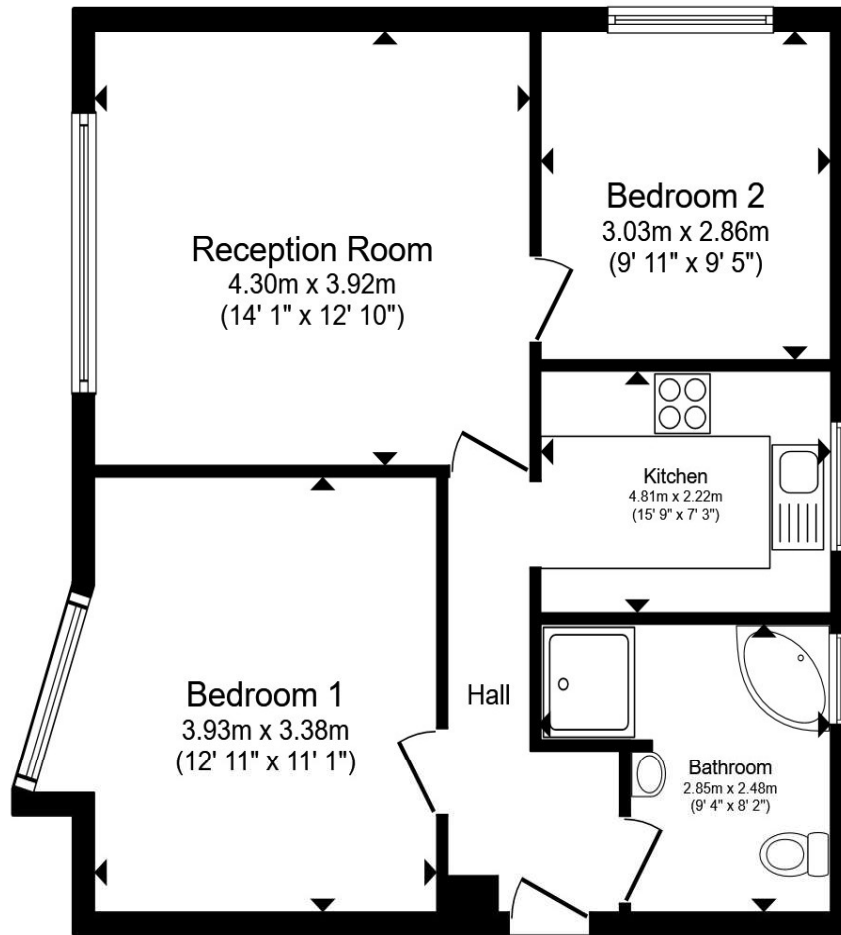
**Canterbury Court St. Augustines Avenue, South Croydon CR2 6JP**



**welcome to**  
**Canterbury Court St. Augustines Avenue, South Croydon**

Barnard Marcus are proud to present these 2 double bed ground floors purpose-built apartment.





If location, size and modern living is what you want then to look no further than these 2 double bed ground floors purpose-built apartment located in ever popular St Augustines Ave within ½ mile of Train stations, bus routes and shops, bars and restaurants.

The property resides on a well-maintained development of Canterbury Court and has a share of freehold and consists of entrance hallway with storage, Modern kitchen and bathroom, gas central heating, double glazing, long lease and lovely landscaped communal gardens, no restrictions parking on road, Entryphone system and offered to the open market with no upward chain

Total floor area 59.4 m<sup>2</sup> (639 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

## Canterbury Court St. Augustines Avenue, South Croydon

- No Chain
- 2 Double Bedroom
- Long Lease
- Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C

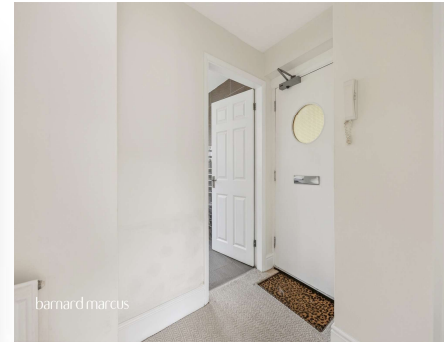
Council Tax Band: C Service Charge: 1574.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

# £265,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109974](https://barnardmarcus.co.uk/Property/SCS109974)



Property Ref:  
SCS109974 - 0002

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://barnardmarcus.co.uk)**