



barnard marcus

**Palladian Court Cabot Close, Croydon CR0 4FP**



**welcome to**

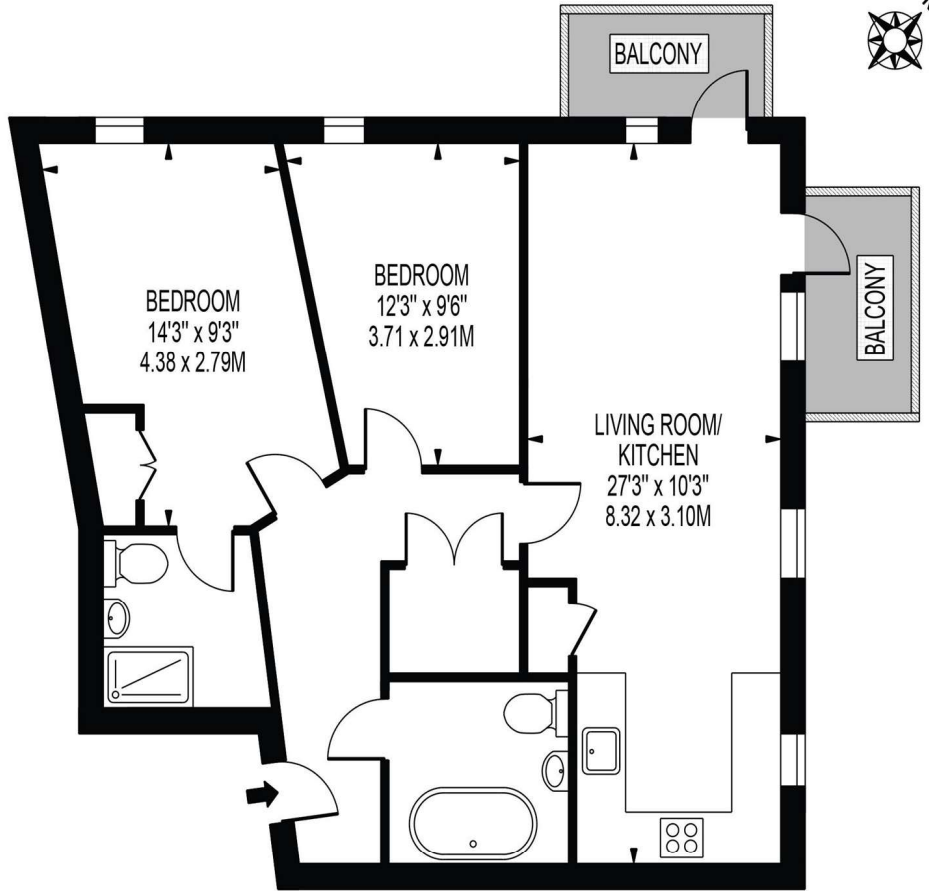
**Palladian Court Cabot Close, Croydon**

CHAIN FREE 2 double bedroom, 2 bathroom apartment with two private double balconies and allocated parking, perfectly located with great transport links.



# PALLADIAN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 716 SQ FT - 66.50 SQ M



FIFTH FLOOR

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.

Experience modern living in this stunning two bedroom, two bathroom apartment, perfectly positioned for convenience and style. Situated in a high end development, this beautifully designed home boasts two double balconies, ideal for relaxing or entertaining.

With lift access and allocated parking, this property ensures effortless living. The open-plan living space is bright and spacious, featuring high quality finishes throughout. The sleek kitchen is fully integrated with premium appliances, while both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite.

Ideally located just moments from the tram stop, providing seamless connections to East Croydon Station for fast links into Central London. Additionally, Valley Park retail area is within easy reach, offering a variety of shops, restaurants, and entertainment options.

This apartment is perfect for professionals, couples, or investors seeking a premium property in a prime location. Early viewing is highly recommended.

**welcome to**

## **Palladian Court Cabot Close, Croydon**

- CHAIN FREE
- 2 Double Bedrooms
- 2 Bathrooms
- 2 Double Balcony
- Parking
- Lift Access

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2553.64

Ground Rent: 451.44

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113415](https://barnardmarcus.co.uk/Property/CRY113415)



Property Ref:  
CRY113415 - 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.

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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