



Danet Court Campden Road, SOUTH CROYDON CR2 7BZ

welcome to

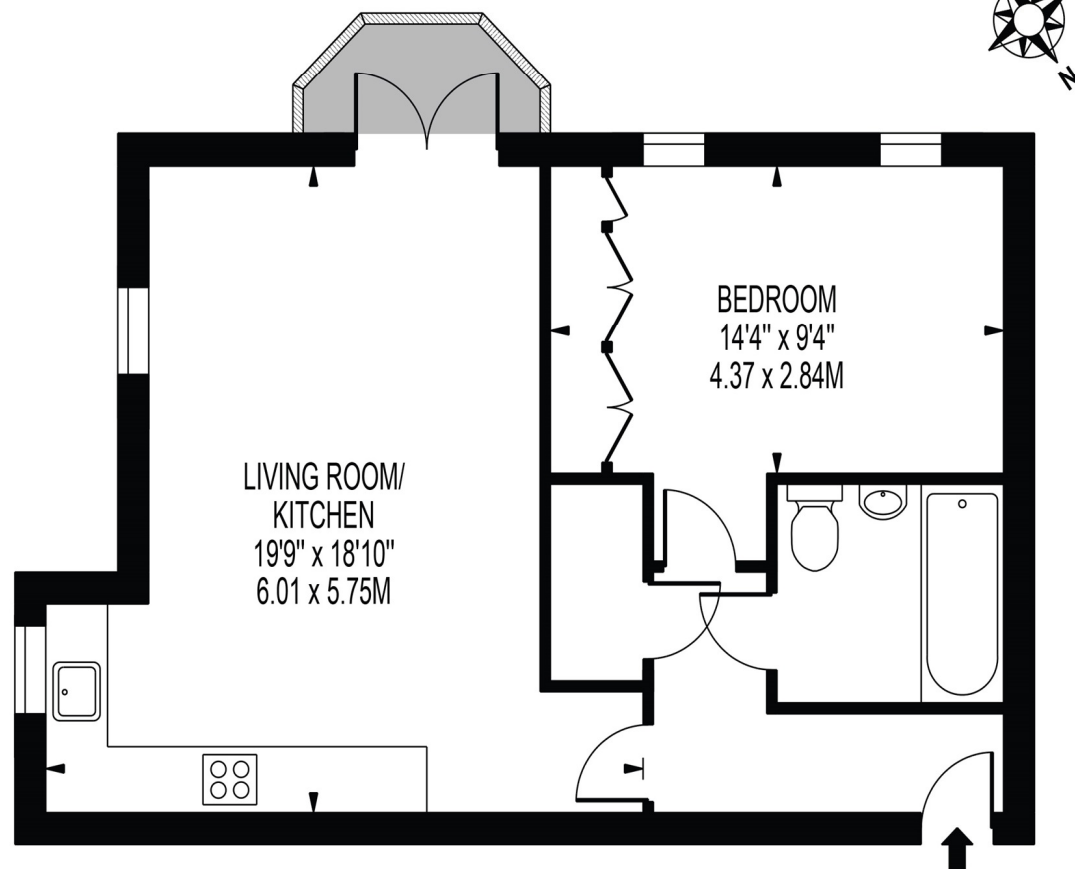
Danet Court Campden Road, SOUTH CROYDON

A modern classic of a 1 bed apartment is this purpose built flat built circa 2020 by renowned local developers in Turnbull Homes and located in a superb South Croydon Road.



DANET COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 548 SQ FT - 50.87 SQ M



FIRST 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.

A modern classic of a 1 bed apartment is this purpose built flat built circa 2020 by renowned local developers in Turnbull Homes and located in a superb South Croydon Road within minutes of South Croydon station, bus routes and tram link with the Whitgift sports ground and Croham Hurst golf club within easy distance. The property is positioned on the first floor with lift assist and allocated underground parking and bike storage. Alighting from the hallway you sense the light and size of the reception/kitchen area with lovely bay fronted window, master bedroom, modern contemporary bathroom. Pretty and well-maintained communal gardens, long lease and served by the lovely thoroughfare of South end with its bars, restaurants, coffee shops and mini-Tesco amongst many other outlets.

welcome to

Danet Court Campden Road, SOUTH CROYDON

- Close to stations
- Long lease
- Good transport links
- Underground Carpark
- Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2339.33

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2020. 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

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109508



Property Ref:
SCS109508 - 0006

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



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



barnardmarcus.co.uk