



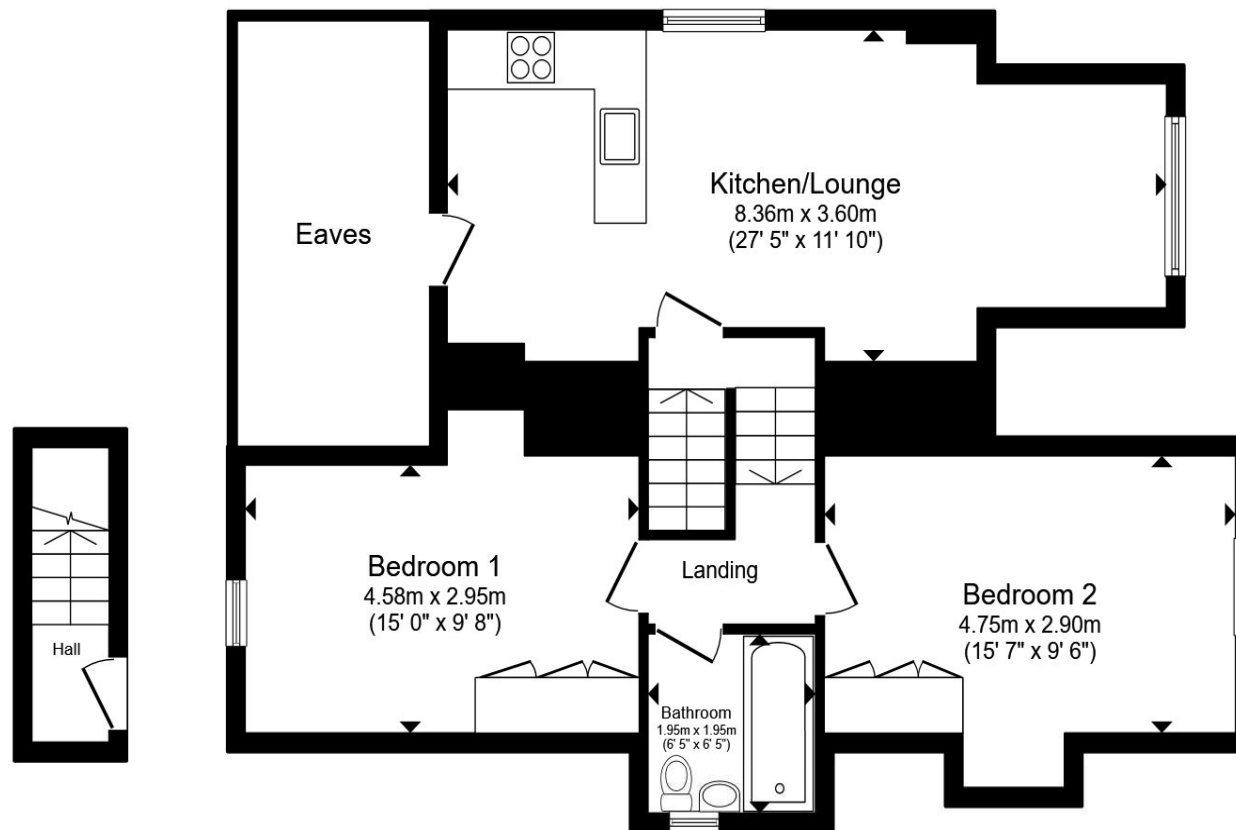
Charlotte Court Bramley Hill, South Croydon CR2 6LY

welcome to

Charlotte Court Bramley Hill, South Croydon

Situated within the attractive and well-maintained Charlotte Court development, this spacious two-bedroom upper-floor apartment offers approximately 804 sq. ft. of bright and versatile accommodation, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike.





**First
Floor**

Second Floor

Total floor area 74.7 m² (804 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



The property is arranged over the upper floor and benefits from a private entrance hall with stairs leading to a generous landing.

The heart of the home is the impressive open-plan kitchen/living area, extending to over 27 ft. in length, providing excellent space for both relaxing and entertaining. The kitchen is fitted with a range of contemporary units and integrated work surfaces, while the living and dining areas enjoy plenty of natural light and attractive elevated views.

There are two well-proportioned double bedrooms, both offering fitted storage and ample space for additional furniture. The accommodation is complemented by a modern family bathroom and useful eaves storage.

Further benefits include an allocated parking space, double glazing and a desirable top-floor position within this popular residential development. Families will appreciate the variety of well-regarded schools in the surrounding area, while the open green spaces of Croham Hurst Woods, Lloyd Park and Purley Way Playing Fields are all easily accessible, offering excellent opportunities for walking, recreation and outdoor pursuits.

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- Two double bedrooms
- Large open-plan kitchen/living room
- Modern bathroom
- Useful eaves storage
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110174



Property Ref:
SCS110174 - 0003

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