



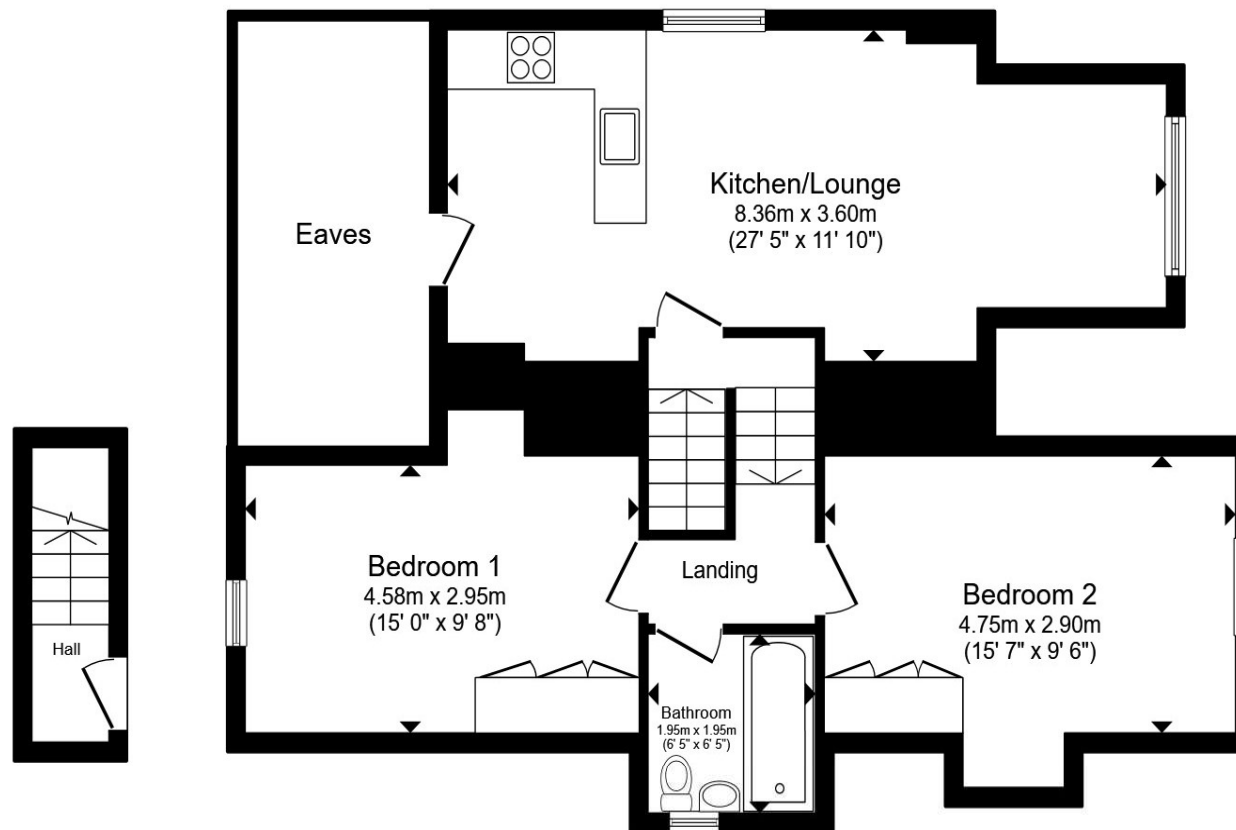
Charlotte Court Bramley Hill, South Croydon CR2 6LY

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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Charlotte Court Bramley Hill, South Croydon

- 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: 2634.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£280,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:
SCS110174 - 0008

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