

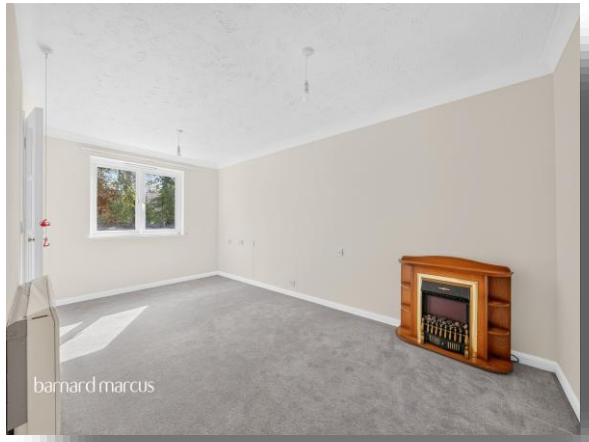
Sovereign Court, Warham Road, South Croydon CR2 6LP

barnard marcus

welcome to

Sovereign Court Warham Road, South Croydon

Situated within the highly regarded Sovereign Court retirement development, this well-presented one-bedroom first-floor retirement apartment offers comfortable, low-maintenance living with the added benefit of disabled parking, attractive communal gardens, and excellent resident facilities. The accommodation comprises a welcoming entrance hall with useful storage, a bright and spacious 17'7 reception room providing ample space for both living and dining furniture, a separate fitted kitchen with a range of wall and base units, a generous double bedroom with built-in wardrobes, and a modern shower room. The property is neutrally decorated throughout and is ready for immediate occupation, making it an ideal choice for those seeking independent retirement living in a secure and friendly community. Residents of Sovereign Court benefit from beautifully maintained communal gardens, communal lounge facilities, lift access, and a supportive environment designed specifically for later-life living. The development also offers disabled parking facilities and well-kept communal areas, creating a welcoming and sociable atmosphere for residents.





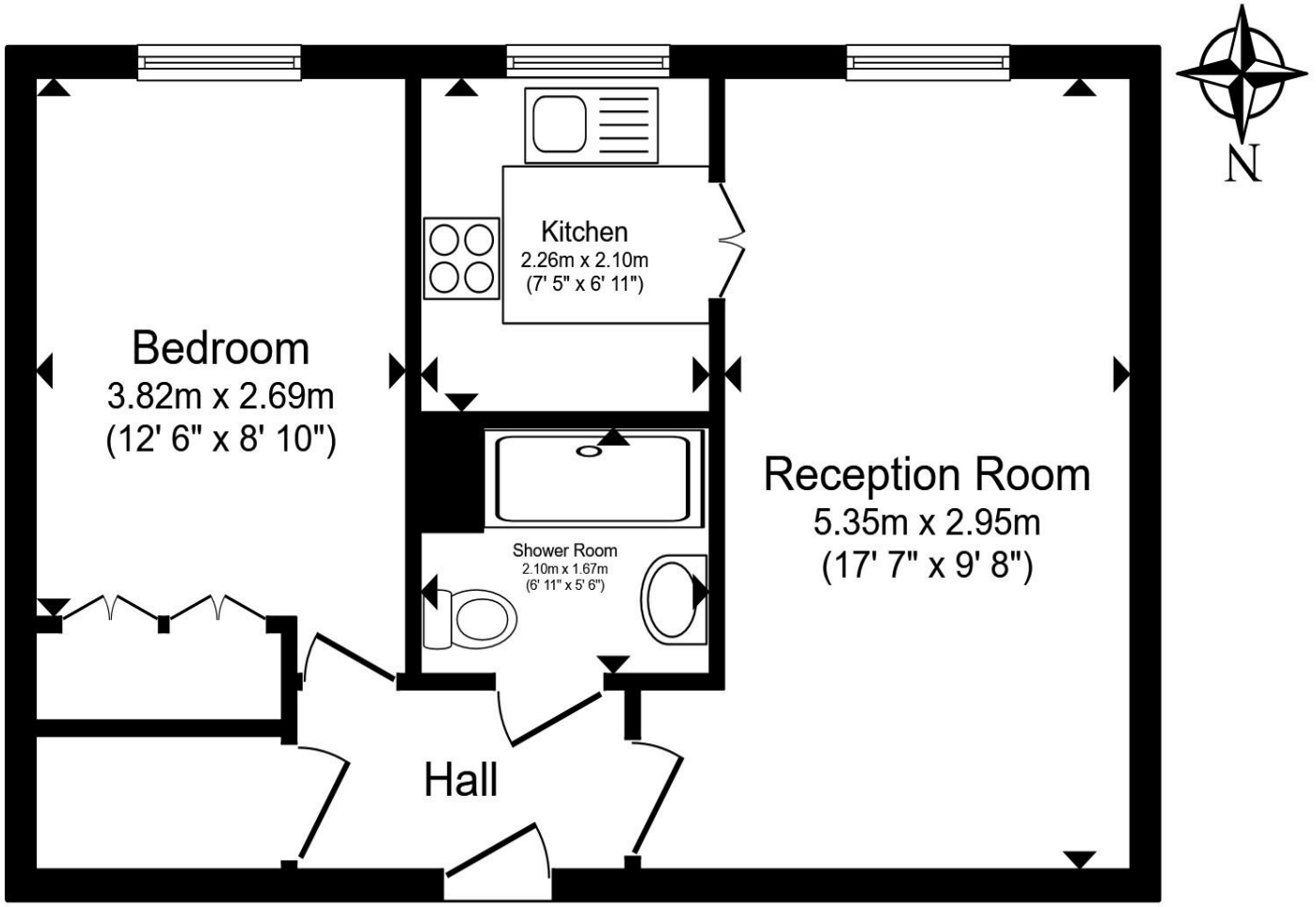








Sovereign Court is conveniently situated in South Croydon, within easy reach of local shops, supermarkets, cafés and everyday amenities. Excellent transport links are available nearby, with regular bus routes serving the surrounding areas and South Croydon Station providing direct rail services into London Bridge, East Croydon, and beyond. The property is also well positioned for access to local healthcare services and a range of highly regarded schools in the wider area. For those who enjoy spending time outdoors, residents can take advantage of nearby green spaces including Lloyd Park, Croham Hurst Woods, and Park Hill Park, offering pleasant walking routes, recreational facilities and opportunities to enjoy nature close to home. **Agents Note:** 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 antimoney laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 42.5 m² (457 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

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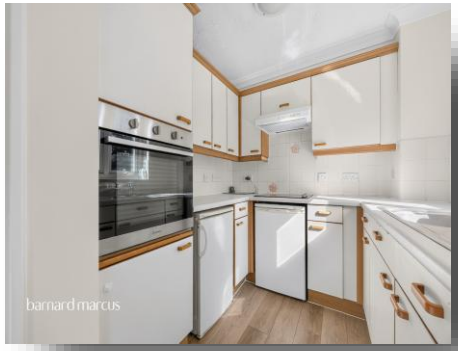
- First-floor retirement apartment
- One double bedroom
- Spacious reception/dining room
- Separate fitted kitchen
- Modern shower room
- Disabled parking available
- Well-maintained communal gardens
- Resident lounge and communal facilities

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: 3958.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SCS110284 - 0003

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

020 8681 6744

SouthCroydon@barnardmarcus.co.uk

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

barnardmarcus.co.uk

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