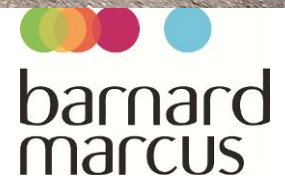




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**Rushmore Court, Crunden Road, South Croydon CR2 6HD**

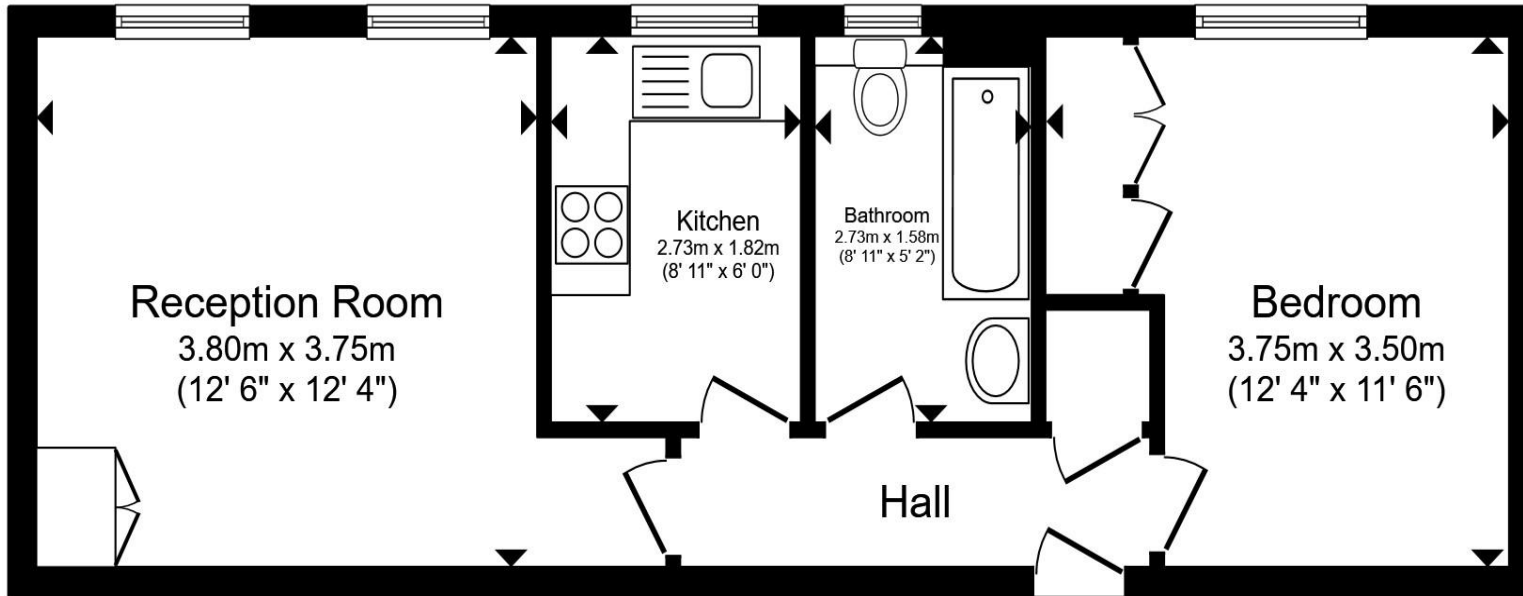


**welcome to**

## **Rushmore Court Crunden Road, South Croydon**

A well-presented one-bedroom first floor apartment, ideally positioned within a quiet cul-de-sac setting on Crunden Road. This bright and spacious home offers a well-proportioned layout comprising a generous reception room with ample space for both living and dining, a separate fitted kitchen, a comfortable double bedroom, and a family bathroom. The property is accessed via a welcoming hallway entrance, providing a practical flow between rooms. Further benefits include allocated parking, electric heating, and double glazing throughout. The apartment is offered to the open market with no onward chain, making it an ideal first-time purchase or buy-to-let investment. The lease is currently being extended and will provide 99 years remaining upon completion. Rushmore Court is conveniently located close to local shops, supermarkets and everyday amenities. Excellent transport links are available via Purley Oaks, Sanderstead and South Croydon stations, offering regular services into Central London, along with nearby bus routes. The area also benefits from a selection of green spaces, including Lloyd Park and Sanderstead Plantation, as well as a range of well-regarded schools.





Total floor area 41.9 m<sup>2</sup> (451 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](http://www.propertybox.io)



welcome to

## Rushmore Court Crunden Road, South Croydon

- First floor apartment
- One double bedroom
- Quiet cul-de-sac location
- Allocated parking
- No onward chain
- Excellent transport links nearby
- 99 years lease remaining upon completion

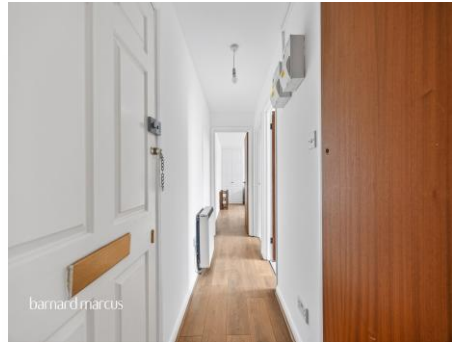
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1456.80

Ground Rent: 102.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS110043](https://barnardmarcus.co.uk/Property/SCS110043)



Property Ref:  
SCS110043 - 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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