



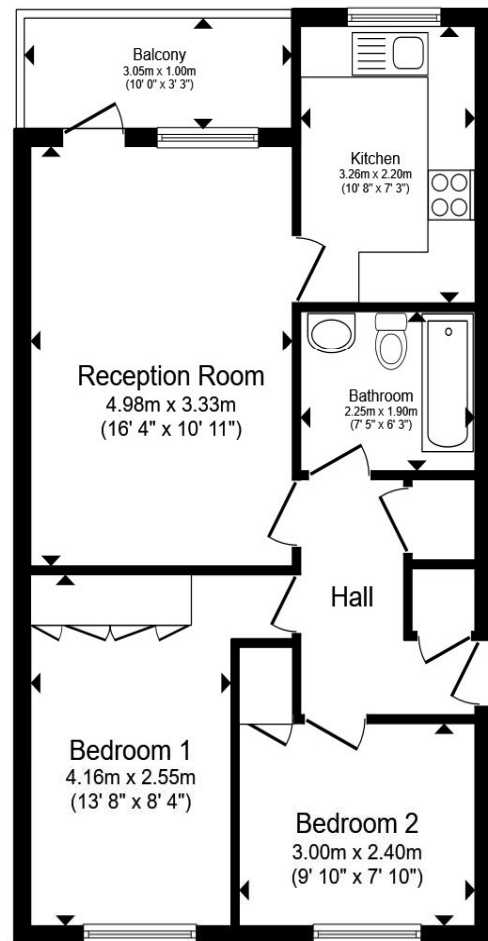
Wren Court Coombe Road, Croydon CR0 5SP

welcome to

Wren Court Coombe Road, Croydon

Situated within the sought-after Wren Court on Coombe Road, this well-presented two-bedroom upper floor apartment offers bright and spacious accommodation throughout and benefits from a private garage, making it an excellent purchase for first-time buyers, downsizers or investors alike.





Total floor area 55.3 m² (596 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 comprises a welcoming entrance hall with useful storage, a generous reception room providing ample space for both living and dining, and direct access to a private balcony enjoying elevated leafy views. The modern fitted kitchen is well-appointed with a range of wall and base units and integrated cooking appliances. There are two well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, alongside a second bedroom ideal for guests, a home office or children's room. A contemporary family bathroom completes the accommodation.

Externally, residents benefit from well-maintained communal grounds, while the property further enjoys the rare advantage of a private garage, providing secure parking or additional storage. The flat is also offered with a share of the freehold, an increasingly sought-after tenure.

Wren Court is conveniently positioned on Coombe Road, offering easy access to both Croydon town centre and the popular amenities of South Croydon.

Excellent transport connections are available from nearby South Croydon, East Croydon and Lloyd Park tram stops, providing regular services into Central London, Gatwick Airport and surrounding areas. A selection of highly regarded schools can be found locally, whilst nearby green spaces including Lloyd Park, Park Hill Park and Coombe Wood Gardens provide excellent opportunities for recreation and outdoor leisure.

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

Wren Court Coombe Road, Croydon

- Two-bedroom upper floor apartment
- Spacious reception/dining room
- Private balcony with pleasant outlook
- Private garage
- Convenient for East Croydon and South Croydon stations

Tenure: Leasehold EPC Rating: D

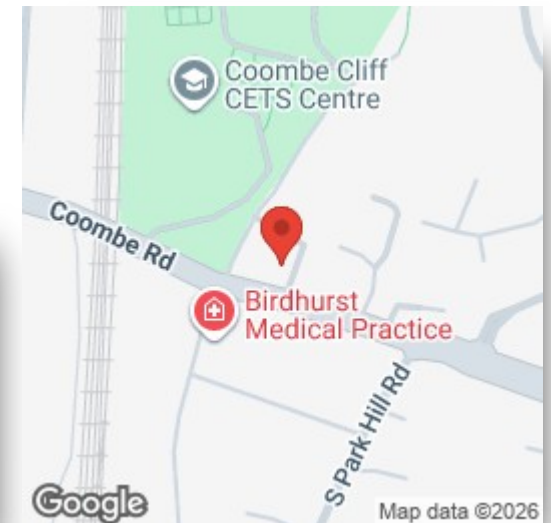
Council Tax Band: C Service Charge: 2414.86

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£265,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110224



Property Ref:
SCS110224 - 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