



barnard marcus

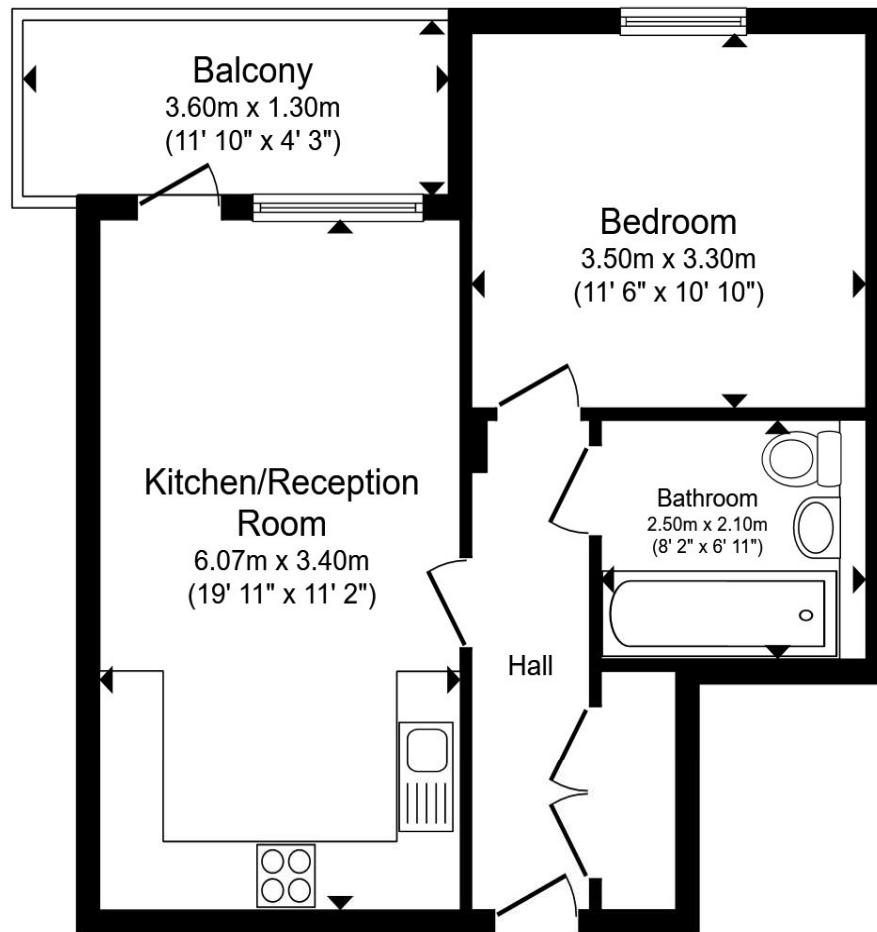
Heritage Court Connerville Way, Croydon CR0 4FN



welcome to
Heritage Court Connersville Way, Croydon

A beautifully presented 1 bedroom apartment with a private balcony on a quiet, pretty development close to transport and amenities.





Beautifully presented and finished to a high standard throughout, this stunning one bedroom apartment in the sought-after Heritage Court offers stylish, move-in ready living. The bright and spacious open plan kitchen/living area provides ample room for both lounge and dining furniture, enhanced by floor to ceiling windows that flood the space with natural light and a door leading out to a generous private balcony.

The sleek gloss kitchen is well designed with an abundance of storage, excellent worktop space and fully integrated appliances, exceeding expectations for a one bedroom home. The bedroom is a fantastic size, easily accommodating a double bed and additional furniture, and benefits from large floor to ceiling windows.

The bathroom is beautifully finished with large format tiles, a full size bath with overhead shower and a heated towel rail. Further benefits include lift access, a large storage cupboard and a welcoming entrance hallway.

Set within a quiet and attractive development with stunning communal grounds, the property is ideally located close to a wide range of shops, amenities and excellent transport links.

Total floor area 46.0 m² (495 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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- Lift Serviced Block
- Balcony
- Stunning Condition
- Floor to Ceiling Windows
- Pretty Development

Tenure: Leasehold EPC Rating: C

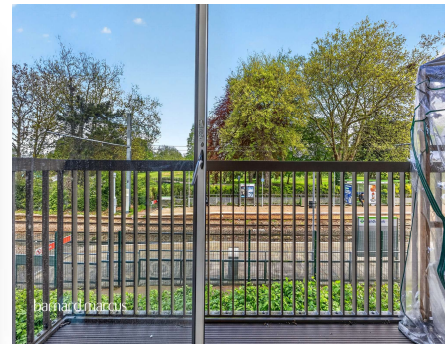
Council Tax Band: C Service Charge: 2407.02

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113003



Property Ref:
CRY113003 - 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 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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