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Innerd Court, Clarke Close, Croydon CR0 2NQ



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welcome to **Innerd Court Clarke Close, Croydon**

Located in a popular development, this first-floor apartment is ideal for first-time buyers or investors. *The lease will be extended to approximately 180 years on completion, and the property also benefits from communal parking and well-kept gardens.*

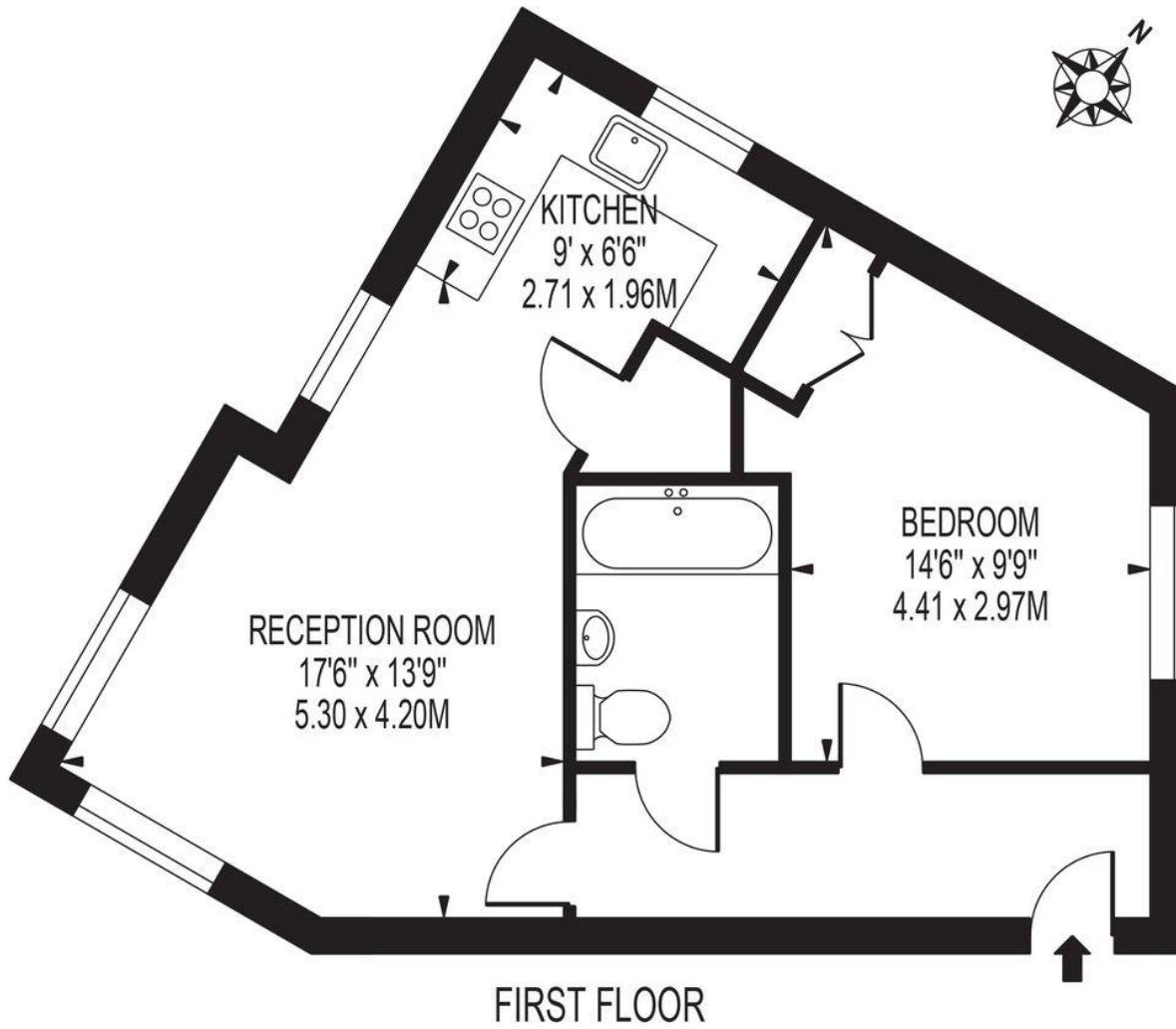
Inside, you'll find a spacious entrance hall leading to a bright reception room, a fitted kitchen, and a generous double bedroom. A modern bathroom completes the layout, with an overall size of approximately 477 sq. ft.

Perfectly positioned for commuters, the apartment is close to Thornton Heath Station (0.5 miles) and Selhurst Station (0.6 miles), offering quick links into Central London. Local amenities include Lidl, Tesco, and M&S Simply Food, plus a variety of shops, cafés, and restaurants along London Road. Green spaces such as Wandle Park and Duppas Hill Recreation Ground are also nearby.



INNERD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 477 SQ FT - 44.31 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Innerd Court Clarke Close, Croydon

- 180 Years Lease on completion
- First Floor Flat
- One Double Bedroom
- Parking
- Close By To Thornton Heath & Selhurst Stations
- Communal Grounds

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



view this property online barnardmarcus.co.uk/Property/THH114246

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.



Property Ref:
THH114246 - 0004



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