



barnard marcus

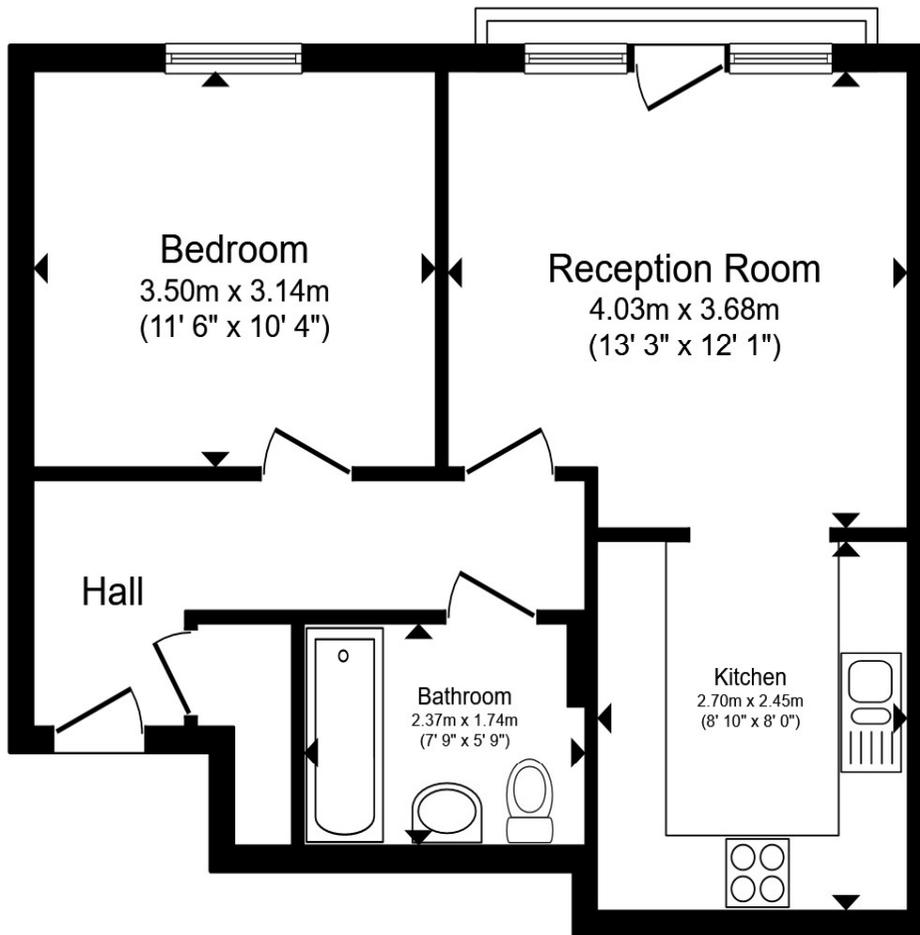
Gary Court London Road, Croydon CR0 2DR


barnard
marcus

welcome to
Gary Court London Road, Croydon

A large 1 bedroom apartment with no onward chain.





Offered to the market with no onward chain, this well-presented one double bedroom purpose-built apartment is ideally positioned in the heart of the town centre, providing excellent access to local amenities and transport links.

The property boasts a spacious lounge featuring a Juliet balcony, creating a bright and inviting living space, and is complemented by a semi-open plan fitted kitchen, ideal for modern living and entertaining. The accommodation further comprises a generous double bedroom and a well-appointed bathroom, all arranged to offer comfort and practicality.

Additional benefits include access to a communal roof terrace, providing valuable outdoor space, and a highly convenient location within close proximity to West Croydon Station, as well as within walking distance of Croydon University Hospital. This apartment represents an excellent opportunity for first-time buyers, professionals or investors alike.

Total floor area 47.1 m² (507 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



welcome to

Gary Court London Road, Croydon

- NO CHAIN
- Spacious lounge with Juliette balcony
- Close to transport link & Amenities
- Large double bedroom
- Long lease
- Communal roof terrace

Tenure: Leasehold EPC Rating: C

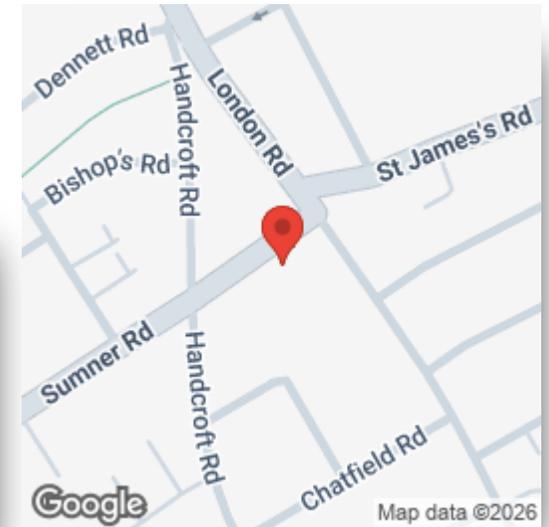
Council Tax Band: C Service Charge: 2352.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 21 Aug 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

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113258](https://www.barnardmarcus.co.uk/Property/CRY113258)



Property Ref:
CRY113258 - 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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020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)