

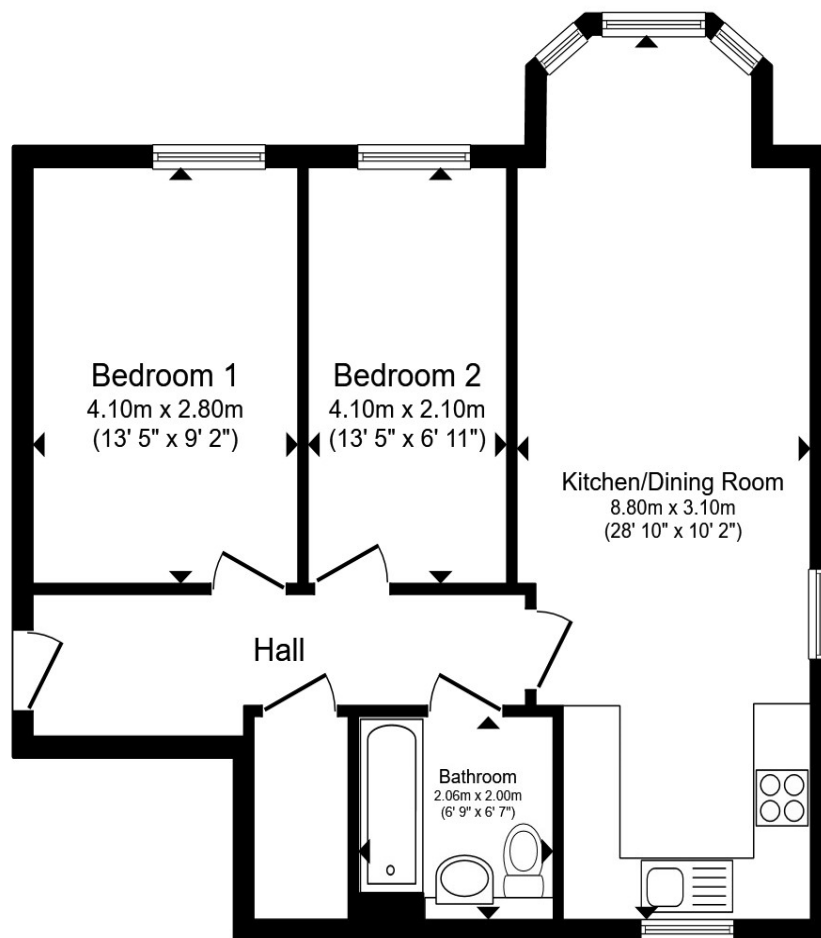


Danet Court Campden Road, SOUTH CROYDON CR2 7BZ

welcome to
Danet Court Campden Road, SOUTH CROYDON

Barnard Marcus are proud to present this fantastic ground floor two double bed modern apartment.





Total floor area 59.1 m² (637 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



A fantastic ground floor two double bed modern apartment built circa 2020 and forms part of development of two detached buildings located within easy distance of South Croydon station, Tram link, bus routes and is ensconced in the leafy surrounds of South Croydon opposite Whitgift Sports ground and the green environs of Lloyd Park. Local thoroughfare of South End is close by with its array of coffee shops, bars, and restaurants. The property alights through a secured Entryphone system and has an allocated parking bay in the basement with entry through security gates. The property comprises of entrance hallway, large reception/kitchen with bay window to front, 2 double bedrooms, family modern contemporary bathroom, underfloor heating, gas central heating, storage cupboard, long lease, communal garden, 5-year existing NHBC warranty left and available.

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- 2 Double Bedrooms
- Close to Stations
- Long Lease
- Communal Garden
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2820.56

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2019. 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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109895



Property Ref:
SCS109895 - 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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