



barnard marcus

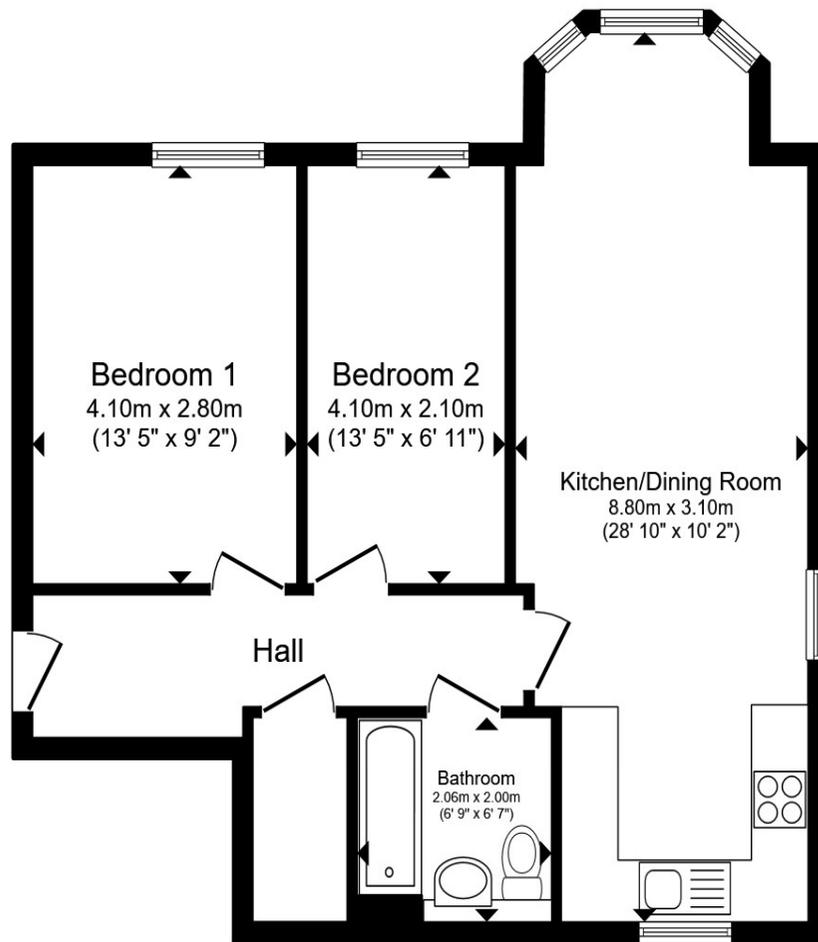
Danet Court Campden Road, SOUTH CROYDON CR2 7BZ


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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 beautifully presented and spacious two double bedroom modern apartment, built circa 2020 and forming part of a well-maintained and secure development in the heart of South Croydon.

This impressive ground floor property offers approximately 637 sq ft of well-designed living space, featuring a bright and contemporary open-plan kitchen/reception room, two genuine double bedrooms, and a stylish modern bathroom.

Further benefits include secure entry system, allocated gated parking, gas central heating, excellent storage, and a long lease of 143 years remaining. The property also benefits from the remainder of the NHBC warranty, providing peace of mind for buyers.

Ideally positioned within easy walking distance of South Croydon station, offering excellent links into London Bridge and Victoria, as well as the vibrant South End with its array of restaurants, coffee shops and amenities. Lloyd Park and Whitgift Sports Ground are also close by.

This property would make an ideal first-time purchase, investment, or downsize opportunity.

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Danet Court Campden Road, SOUTH CROYDON

- Built circa 2020
- NHBC warranty remaining.
- Secure entry system
- Allocated gated parking.
- Long lease 143 years remaining

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

£325,000



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



Property Ref:
SCS109895 - 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.



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020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property