



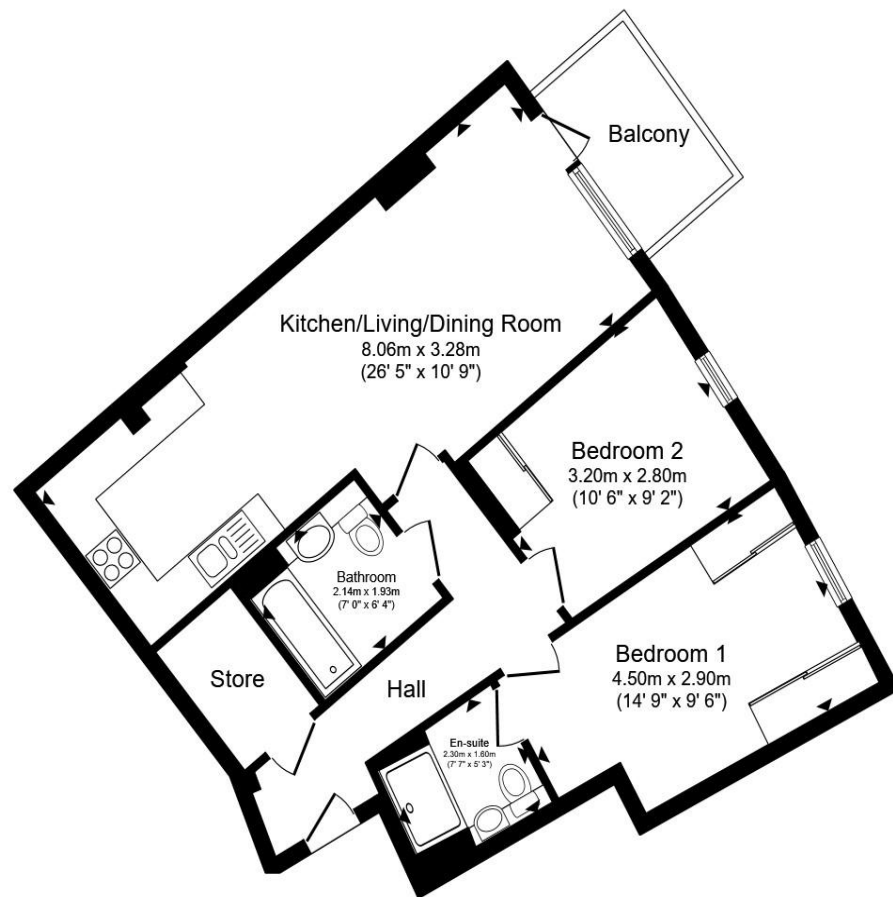
Palladian Court Cabot Close, Croydon CR0 4FP

welcome to

Palladian Court Cabot Close, Croydon

CHAIN FREE 2 double bedroom, 2 bathroom apartment with private balcony and allocated parking, perfectly located with great transport links. Experience modern living in this stunning two-bedroom, two-bathroom apartment, perfectly positioned for convenience and style. Situated in a high-end development, this beautifully designed home boasts a private balcony, ideal for relaxing or entertaining. With lift access and allocated parking, this property ensures effortless living. The open-plan living space is bright and spacious, featuring high-quality finishes throughout. The sleek kitchen is fully integrated with premium appliances, while both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite. Ideally located just moments from the tram stop, providing seamless connections to East Croydon Station for fast links into Central London. Additionally, Valley Park retail area is within easy reach, offering a variety of shops, restaurants, and entertainment options. This apartment is perfect for professionals, couples, or investors seeking a premium property in a prime location. Early viewing is highly recommended. **Agents Note:** Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Floor Plan

Total floor area 65.7 m² (707 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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Palladian Court Cabot Close, Croydon

- CHAIN FREE
- Private Balcony
- Parking Space
- 2 Double Bedrooms
- 2 Bathrooms
- Great Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2505.96

Ground Rent: 391.44

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

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRY113405 - 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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