

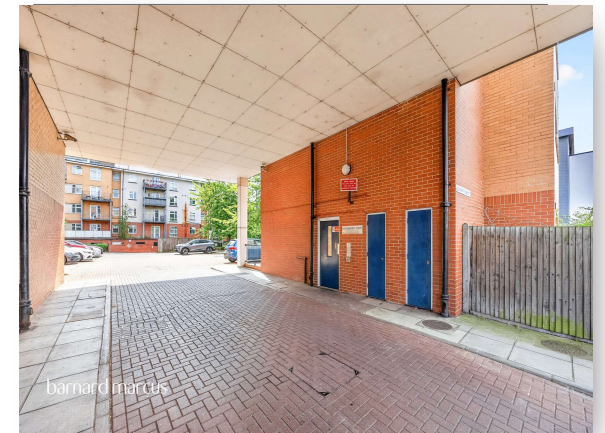


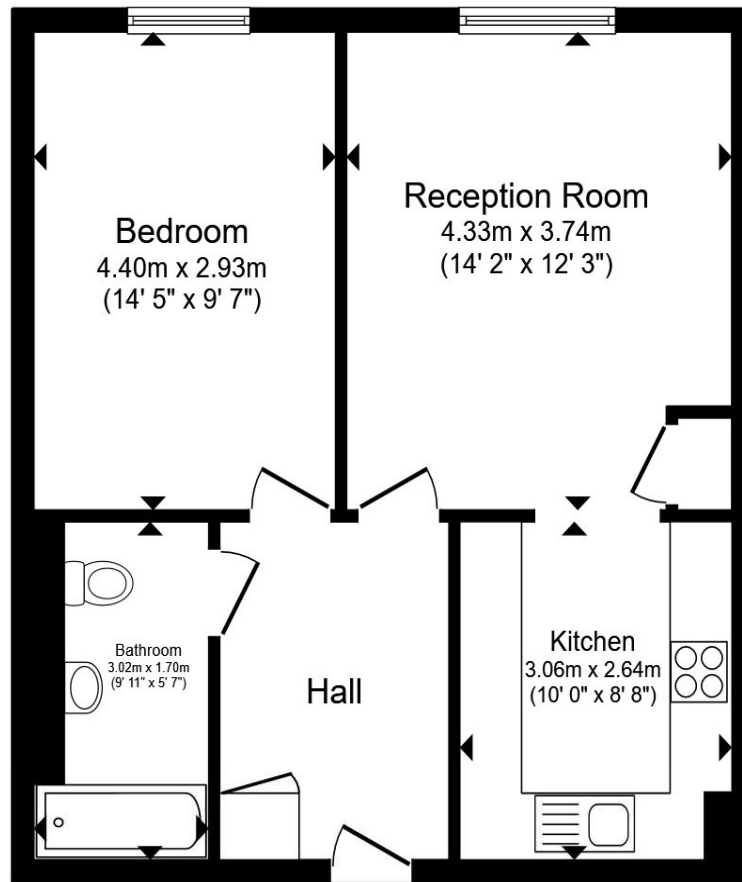
Groombridge Court Hogarth Crescent, Croydon CR0 2GZ

welcome to

Groombridge Court Hogarth Crescent, Croydon

A generously proportioned one bedroom third floor apartment which includes a lift, extending to approximately 546 sq. ft. (50.7 sq. m.), offering bright and well balanced accommodation throughout.





Third Floor



The property features a spacious reception room with ample space for both living and dining areas, a separate fitted kitchen with a range of wall and base units, a large double bedroom, and a well appointed bathroom, as well as a large storage cupboard in the hall.

The apartment benefits from an excellent internal layout, with all principal rooms accessed from a central hallway, creating a practical and comfortable living environment. Residents also benefit from allocated parking within a private courtyard development.

Total floor area 50.7 m² (546 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

Groombridge Court Hogarth Crescent, Croydon

- ** 50% share**
- No Chain
- Large double bedroom
- Residential off street parking
- Conveniently located for local amenities and transport links
- Large storage cupboard in hall
- Lift in building

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£97,500



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113704



Property Ref:
CRY113704 - 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.

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barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk