

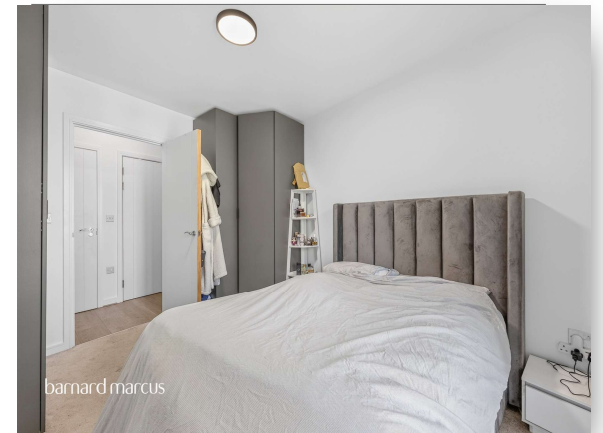
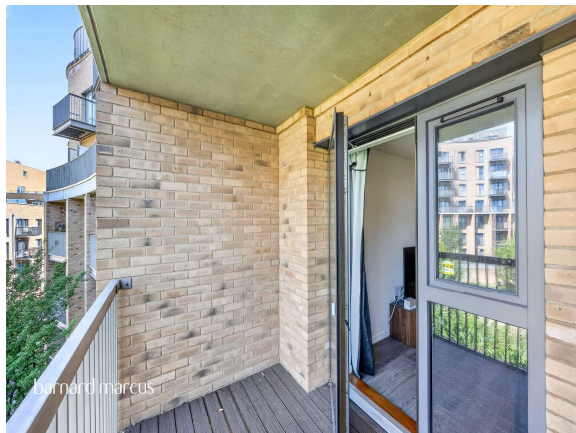
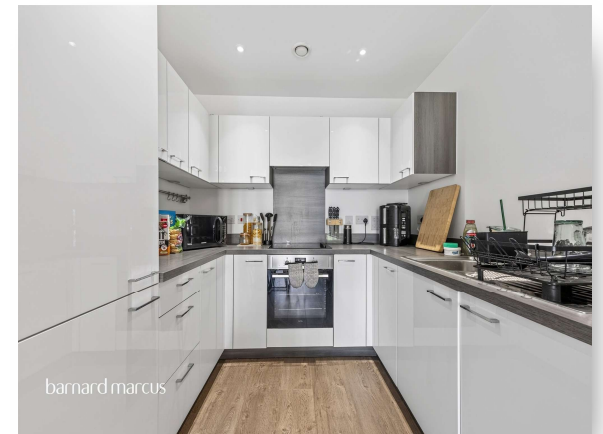


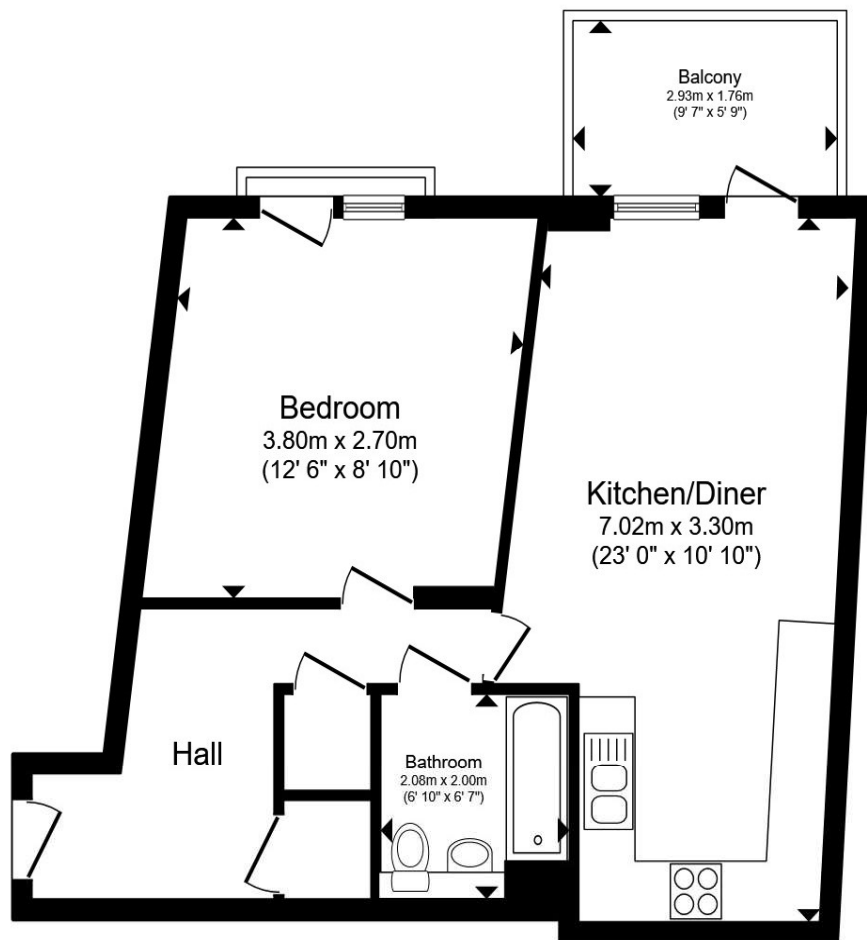
barnard marcus

Royal Court Connersville Way, Croydon CR0 4FS

welcome to
Royal Court Connersville Way, Croydon

***Guide Price £210,000 - £220,000* - CHAIN FREE Stunning one bedroom apartment with balcony overlooking communal gardens and the River Wandle.**





This beautifully presented one bedroom apartment in the sought-after Royal Court development offers a stylish and modern living space in a fantastic location.

The heart of the home is the spacious open plan living area, providing ample room for both a lounge and dining space. The sleek, fully integrated kitchen is designed with plenty of storage and worktop space, perfect for modern living. From the living area, doors open onto a large covered balcony with tranquil views over the communal gardens and the River Wandle - an idyllic spot to relax.

The bedroom is a generous size, complete with a Juliette balcony and space for wardrobes and furniture, again overlooking the gardens and river. The contemporary bathroom is finished with neutral tiles and features a full size bath with overhead shower. Additional benefits include two useful storage cupboards in the hallway.

Perfectly located for commuters, the property is just moments from Wandle Park Tram Stop, providing excellent transport connections. Wandle Park itself is only a minute's walk away, offering beautiful green space, while Purley Way is close by with a wide selection of shops, restaurants, and amenities.

This chic apartment combines modern living with peaceful surroundings, making it a fantastic first home or investment opportunity.

Total floor area 51.9 m² (559 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

Royal Court Connersville Way, Croydon

- NO CHAIN
- Balcony Overlooking Gardens
- Superb Transport Links & Walkable to Local Amenities
- 559sqft
- Stunning Condition Throughout
- Integrated Kitchen
- Modern Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1900.00

Ground Rent: 355.00

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 **£210,000**

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.



view this property online barnardmarcus.co.uk/Property/CRY113613



Property Ref:
CRY113613 - 0005

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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