



**Gary Court London Road, Croydon CR0 2DR**

**welcome to**

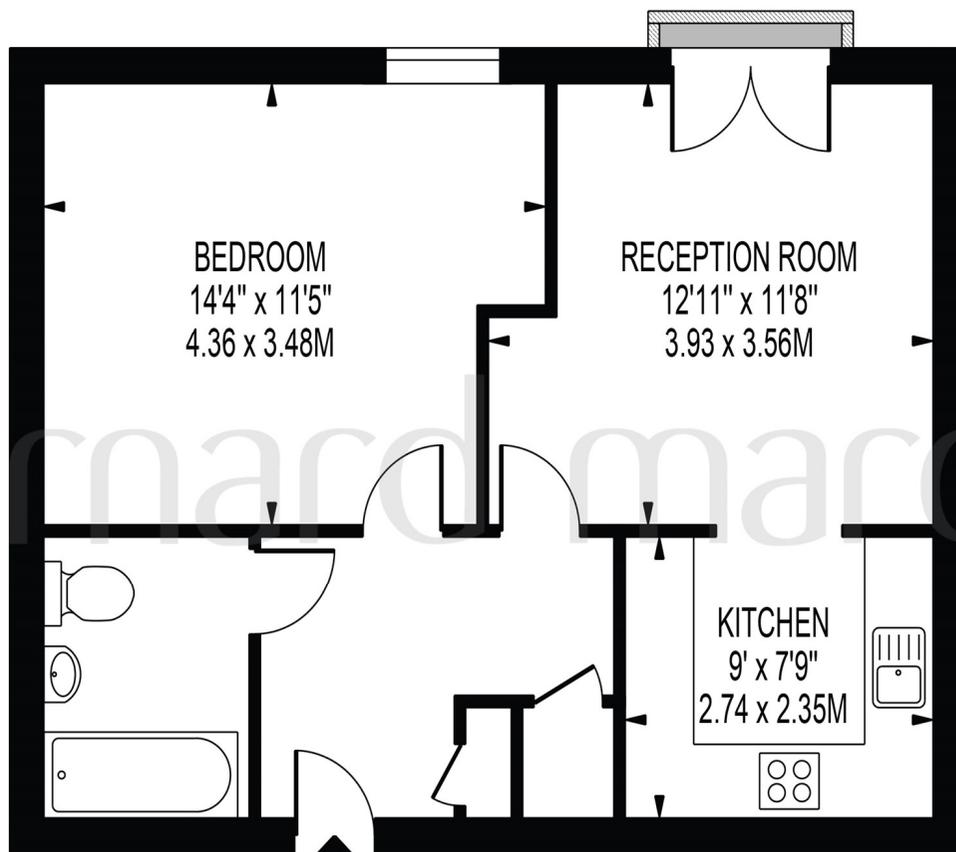
**Gary Court London Road, Croydon**

Chain free 1 bedroom apartment, redecorated throughout and move in ready along with a long lease, low service charges and serviced by a lift and rooftop communal area.



# GARY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 504 SQ FT - 46.80 SQ M



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This chain free fourth floor apartment in Gary Court is presented in excellent condition, freshly repainted throughout and ready to move straight into. There is parking by registration with the Parking Management Company, and a video entry system on the hallway.

The bright and spacious living area benefits from a Juliette balcony, creating a light and airy feel. The kitchen is a fantastic size, complete with plentiful storage, generous worktop space, integrated fridge freezer, electric oven and gas hob. The bedroom is equally impressive, boasting a floor-to-ceiling window that floods the room with natural light, and offers ample space for furniture and storage.

The modern bathroom features a full-sized bath with overhead shower, WC and basin with built-in storage, complemented by a stylish lit recess with shelving. Additional convenience is provided by two generous storage cupboards in the hallway.

Residents also enjoy access to a communal rooftop patio with superb views across Croydon and beyond. The block is serviced by a lift, and the location is ideal for transport links and a wide range of local amenities.

With a long lease of 231 years remaining and very reasonable service charges, this apartment makes an excellent choice for first-time buyers and buy-to-let investors alike.

welcome to

## Gary Court London Road, Croydon

- CHAIN FREE
- Redecorated throughout
- Long Lease
- Low Service Charge
- Lift Serviced
- Parking
- Video entry system on the hallway

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1166.76

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 21 Aug 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



**view this property online** [barnardmarcus.co.uk/Property/CRY113470](https://barnardmarcus.co.uk/Property/CRY113470)



Property Ref:  
CRY113470 - 0002

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Please note the marker reflects the postcode not the actual property



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