


**Godwin Court St. Augustines Avenue, South Croydon, CR2 6JH**

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*welcome to*

# Godwin Court St. Augustines Avenue, SOUTH CROYDON

Situated on the upper floor of the well-maintained Godwin Court development, this spacious two-bedroom, two-bathroom apartment offers bright and practical accommodation, ideal for first-time buyers, professionals, investors, or those looking to downsize. The property features a generous reception room with attractive bay-style windows that flood the space with natural light, creating a welcoming area for both relaxing and entertaining. The separate fitted kitchen provides ample cupboard and worktop space, while the well-proportioned layout ensures comfortable day-to-day living. The principal bedroom benefits from its own en suite shower room and built-in storage, while the second double bedroom offers flexibility as a guest room, home office, or children's bedroom. A modern family bathroom serves the remainder of the accommodation. Godwin Court is conveniently located on St. Augustines Avenue, a sought-after residential road in South Croydon. South Croydon Station is within easy reach, providing regular services into London Bridge, Victoria and Gatwick Airport, making the property ideal for commuters. A variety of local shops, cafés, restaurants and supermarkets can be found nearby, while Croydon town centre offers an extensive selection of retail and leisure facilities. Families are well served by a range of highly regarded local schools, and the area benefits from excellent access to green open spaces including Lloyd Park, Croham Hurst Woods and the surrounding countryside, providing plenty of opportunities for walking, recreation and outdoor activities. **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 antimoney laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**







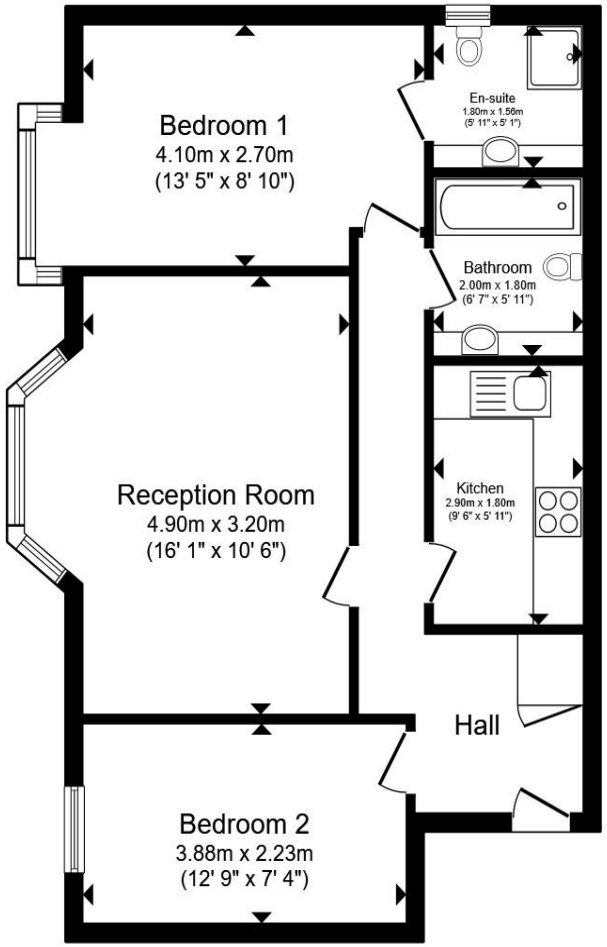

























Total floor area 59.9 m² (645 sq.ft.) approx

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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- Two double bedrooms
- Two bathrooms (including en suite)
- Spacious reception room
- Separate fitted kitchen
- Allocated parking space
- Well-maintained communal gardens
- Convenient for South Croydon Station
- Excellent local amenities, schools and green spaces nearby

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: D  Service Charge: 1560.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 1996.  Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £275,000













Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/SCS110157

The Property Ombudsman

Property Ref:
SCS110157 - 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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**020 8681 6744**

SouthCroydon@barnardmarcus.co.uk

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

**barnardmarcus.co.uk**

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.