



### **Modern Two Bedroom First Floor Flat with Private Terrace, Garage and Parking**

Modern bright and airy maisonette on the popular Lawdon estate. The property benefits from a large living area with patio doors that open onto a private terrace. The fitted kitchen has been recently installed and the modern family bathroom is a good size with a bath and a separate walk in shower. Both double bedrooms have fitted wardrobes, and there is additional storage cupboards in the hallway. The property comes with off road parking and integral single garage. Gas central heating, double glazing throughout, Share of freehold. EPC band E. Viewing highly recommended.





## ACCOMMODATION

### **Living Room** 22' 4" x 11' 9" (6.8m x 3.58m)

Bright and airy living room with high pitched ceiling and large windows. Patio doors open onto private terrace.

### **Kitchen** 12' 6" x 5' 4" (3.8m x 1.63m)

The recently installed kitchen comes complete with one and a half bowl stainless steel sink with mixer tap and breakfast bar that overlooks the living room. There is space for a full height fridge freezer and washing machine. A good range of wall and base kitchen cupboards provide plenty of storage. There is a skylight making the room bright and airy.

### **Modern Bathroom** 9' 5" x 5' 4" (2.86m x 1.63m)

Modern stylish family bathroom with bath and separate walk-in shower. Basin with mixer tap over, WC, heated stainless steel towel rail and skylight.

### **Master Bedroom** 13' 5" x 8' 9" (4.08m x 2.66m)

Master bedroom with double glazed window with views to the side of the property. There is a fitted wardrobe along one wall with mirror doors.

### **Double Bedroom 2** 10' 4" x 8' 6" (3.14m x 2.58m)

The second double bedroom has a double glazed window that overlooks the front of the property and a fitted wardrobe with mirror doors.

### **Private Terrace** 11' 10" x 10' 10" (3.6m x 3.3m)

Patio doors from the living room open onto a private first floor terrace which has been covered in low maintenance artificial turf making this an ideal spot for outside entertaining.

### **Garage & Parking** 17' 9" x 8' 5" (5.4m x 2.56m)

The property comes with an integral single garage with light and power. The garage also houses the gas central heating combi boiler. Outside there is parking for all residents of Ovington Court on a first come first serve basis.

### **Location**

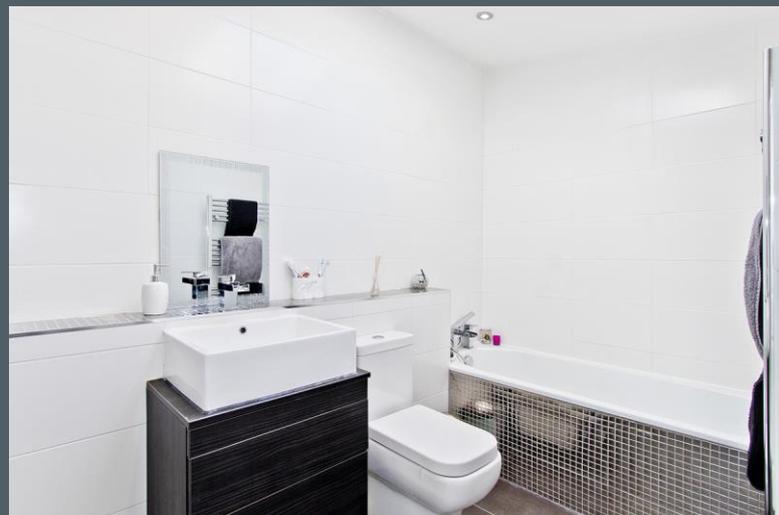
The property is situated in a quiet residential street one mile from Eden Park mainline station with its train services to London. The Tesco Superstore on the Croydon Road is a 5 minute drive away. There are many good schools in the area, including the Orchard Way Primary school which is just a 7 minute walk away.

### **Share of Freehold and Service Charge**

The flat comes with a share of freehold. The service charge is £35 per month (£420 pa). There are no other service or ground rent charges.

### **EPC & Council Tax**

Energy Performance Certificate band E. London Borough of Croydon Council Tax Band C, £1678.35 for 2021/22





# FLOORPLAN



Ground Floor

First Floor

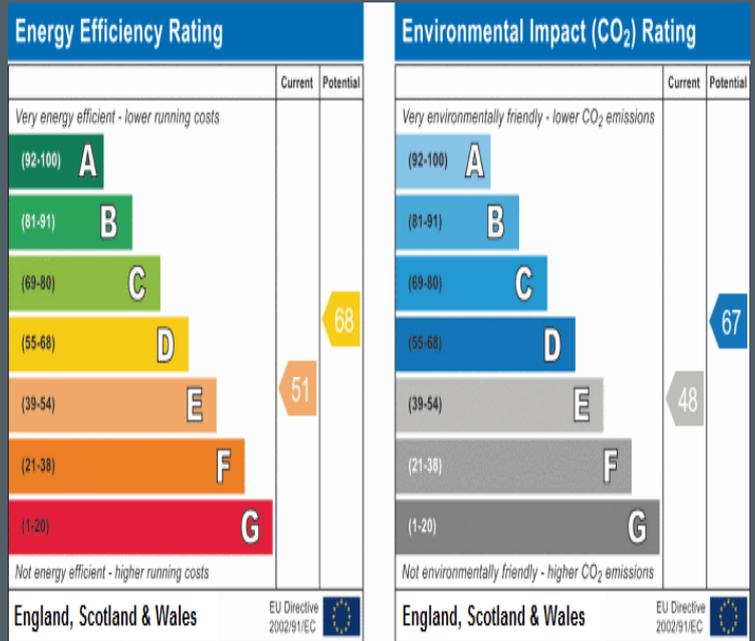
## Ovington Court, Croydon CR0 7XG

Total Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup> (excluding terrace)

All measurements are approximate and for display purposes only

## IMPORTANT NOTICE

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# Bardens

Bardens Estates Limited  
 85 High Street, Tunbridge Wells, Kent, TN1 1XP  
 T: 01892 527317 E: sales@bardensestates.co.uk  
 www.bardensestates.co.uk