



45 Palladian Court, 3 Cabot Close, Croydon, CR0 4FP

Pollard Machin
estate agents since 1885

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Croydon
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Monthly Rental £1,300

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A STUNNING 1ST FLOOR APARTMENT SITUATED IN A NEW DEVELOPMENT, LOCATED OFF THE PURLEY WAY ON THE RIVER WANDLE. IT HAS A SPACIOUS KITCHEN LIVING ROOM WITH A BALCONY LOOKING ON TO THE RIVER WANDLE. THE KITCHEN IS A MODERN FITTED KITCHEN WITH A WASHER DRYER, DISHWASHER, FRIDGE/FREEZER AND ELECTRIC COOKER. IT HAS A MODERN FITTED BATHROOM, THE BEDROOM HAS A FREESTANDING WARDROBE AND THERE IS AMPLE STORAGE. IT IS DOUBLE GLAZED THROUGHOUT. THERE IS A LIFT IN THE BLOCK. PALLADIAN COURT IS A MODERN BLOCK PART OF THE STYLISH DEVELOPMENT IN CABOT CLOSE. IT IS LOCATED OFF THE PURLEY WAY WITH PLENTY OF LOCAL SHOPS AND A SAINSBURYS SUPERMARKET. WANDLE PARK TRAM STOP IS WITHIN REACH, THERE ARE BUS ROUTES INTO CROYDON, PURLEY ETC AND WEST CROYDON STATION IS ALSO WITHIN REACH. THIS APARTMENT WOULD BE IDEAL FOR THE PROFESSIONAL PERSON OR COUPLE.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	92	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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