FOR SALE







St Clair's Road, Park Hill, East Croydon

1 Bedroom, 1 Bathroom, First Floor Flat

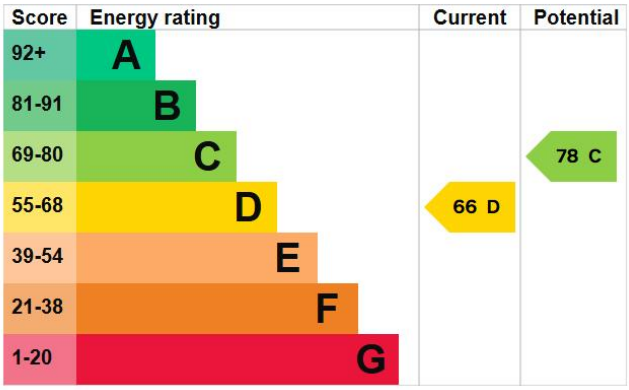
Asking Price Of £230,000

MARTIN&CO



St Clair's Road, Park Hill, East Croydon

- **Bright One Bedroom Apartment**
- **Own Roof Terrace**
- **Smart Fitted Kitchen**
- **Dishwasher & Gas Hob**
- **Cul-De-Sac Location**
- **Long Lease**
- **Allocated Covered Parking Space**



ANOTHER QUALITY PARK HILL PROPERTY FROM MARTIN & CO!

Just a stone's throw from East Croydon Station, enjoying a quiet cul-de-sac setting, this spacious 1 bedroom flat affords bright and spacious accommodation perfect for first time buyers.

Available on a furnished basis, the property comprises an entrance hall with large storage cupboard, a spacious reception room which is open-plan to the modern fitted kitchen area with a dishwasher and gas hob, an inner hallway with a further storage cupboard and a utility cupboard housing the washing machine and tumble drier, a proper double bedroom with door to the private terrace and a modern bathroom/w.c. Features of note include gas fired heating to radiators and double glazed windows.

Externally, there are well kept communal areas and the flat benefits from an allocated covered parking space.

East Croydon Station is just a two minute walk away providing easy access into central London and out to Gatwick Airport and the South Coast. Convenience shopping can be found by the Station as are the bars and food outlets of Boxpark.

Call the Landlord's sole letting agent, Martin & Co Croydon now for an appointment to view!

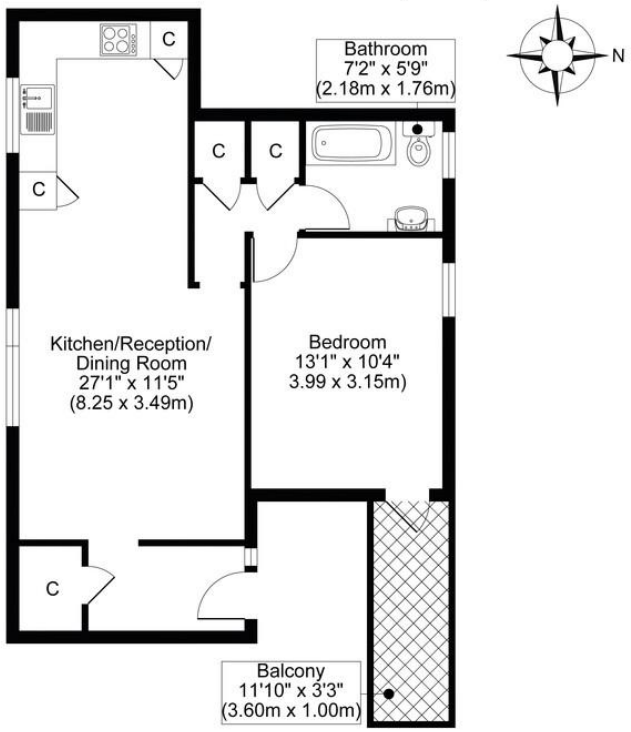



Martin & Co


Martin & Co

ST CLAIR'S ROAD, CR0

TOTAL APPROX FLOOR PLAN AREA 560 SQ.FT (52 SQ.M)



FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

The Property Ombudsman