FOR SALE



South Croydon, Greater London
Asking Price Of £210,000

MARTIN&CO

South Croydon, Greater London

- **Modern First Floor Flat**
- **Large 21' Living Space**
- **Contemporary Fitted Kitchen**
- **Spacious 14' Double bedroom**
- **Gas Heating**

LOVELY LIGHT MODERN FLAT WITHIN EASY REACH OF SANDERSTEAD & SOUTH CROYDON STATIONS. On the first floor, this spacious flat affords bright, spacious rooms and would

Built c.2019 only, this bright and spacious first floor flat would make a fantastic first home in our opinion.

The property has an entrance hall, a large 21' open-plan living space with, a smart fitted kitchen area, a generous 14' double bedroom and a bathroom/wc with window. Features include gas heating to radiators and double glazing.

For commuters, South Croydon and Sanderstead stations are both just half a mile away and there are regular bus services nearby. A range of local shops can be found along Brighton Road and a broader selection including bars and cafes are at South Croydon, just a 10-15 minute walk away.





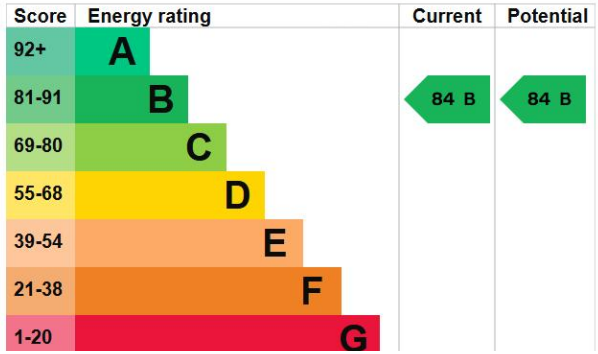


The property is offered for sale with a long lease and no onward chain. Call Martin & Co Croydon now for an appointment to view!

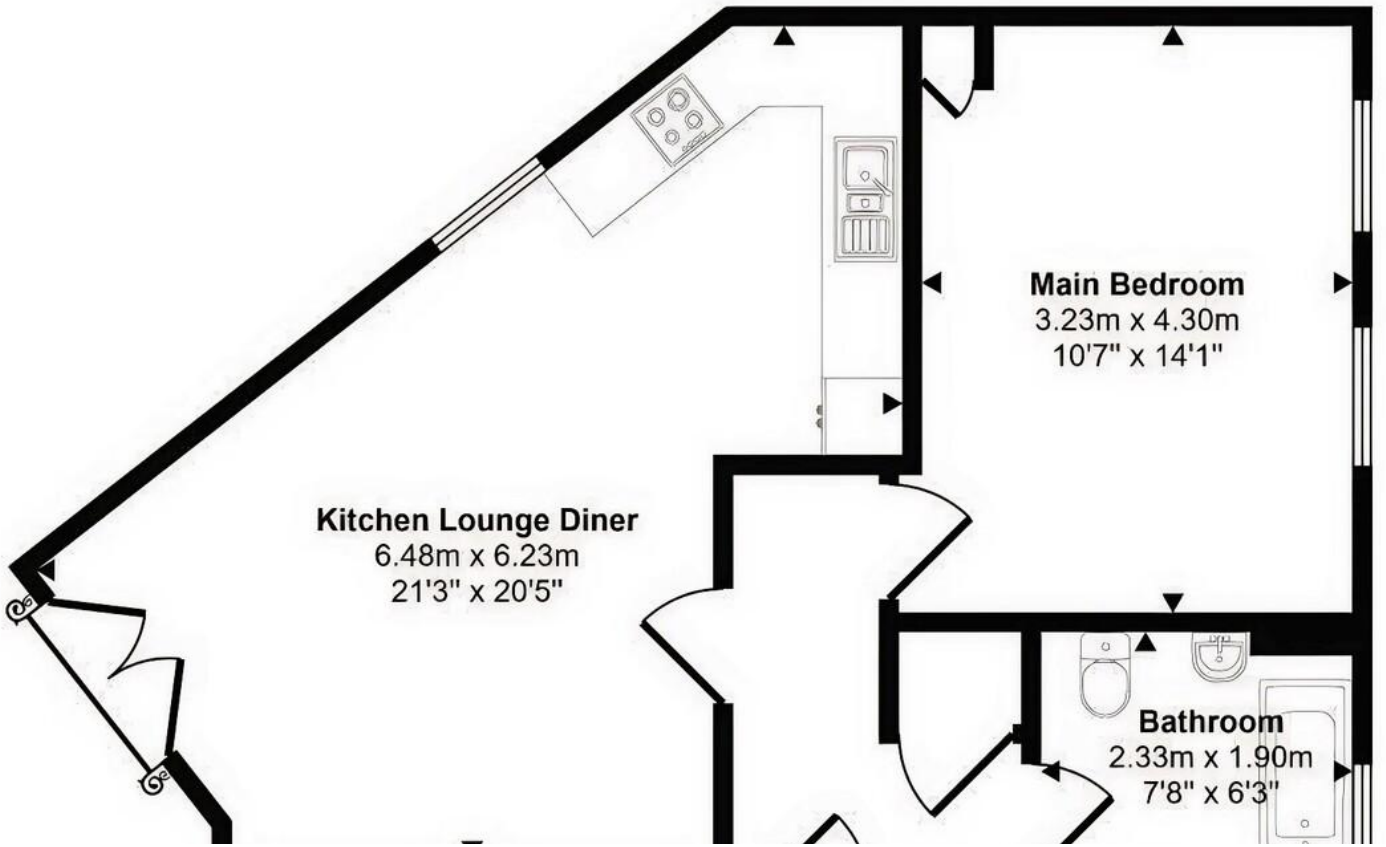








Approx Gross Internal Area
49 sq m / 532 sq ft



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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.

The Property Ombudsman