

FOR SALE



St Augustine Avenue, South Croydon

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Asking Price Of £280,000

MARTIN&CO



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- Two Bedroom Ground Floor Flat
- Private Garden
- Off Road Parking
- In need of Updating
- No Chain

In a popular residential area 'twixt Croydon and Purley, this spacious ground floor conversion is located just a short walk from Purley Oaks Station and only a few minutes from Brighton Road with its regular bus services and local shops.

The property needs general updating and affords an entrance hall, a very large living area, a separate kitchen and doors onto the rear garden, a spacious master bedroom, a useful second bedroom, bathroom/wc and benefits from gas heating. Externally the property has its own garden at the rear. Off road parking and on road is unrestricted. Benefits from long lease and no chain.

Offered for sale at a very competitive price to attract immediate interest you should call the seller's sole agent, Martin & Co Croydon, now for an appointment to view.







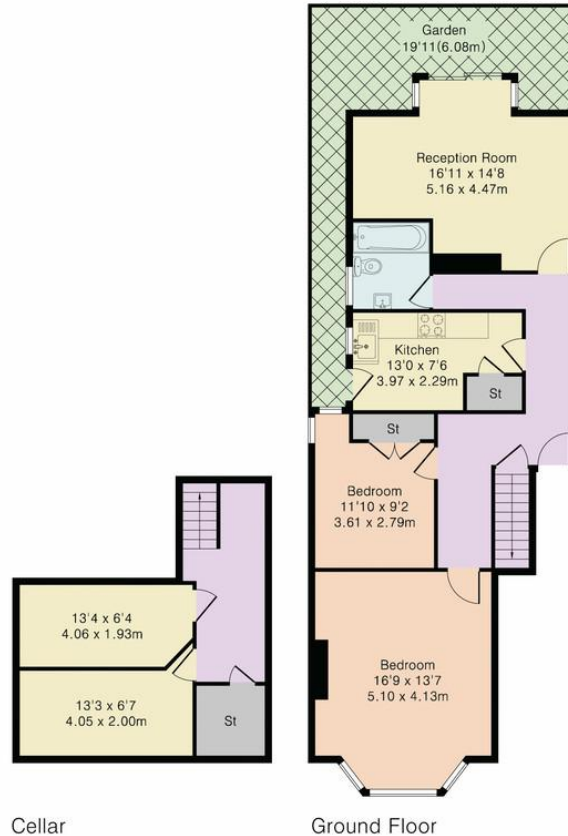
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		



Approximate Gross Internal Area 1128 sq ft – 105 sq m

Cellar Area 298 sq ft – 28 sq m

Ground Floor Area 830 sq ft – 77 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for 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

