

SOLD STC



St Augustine's Avenue, South Croydon

2 Bedrooms, 2 Bathroom, Flat

Offers In Excess Of £265,000

MARTIN&CO



St Augustine's Avenue, South Croydon

- Newly Redecorated Ground Floor Flat
- 2 Beds/2 'Baths'
- Wood Flooring
- Gas Heating
- Allocated Parking
- 10 Minutes to Stations
- No Onward Chain

Don't miss this great value 2 double bedroom/2 'bathroom' ground floor flat enjoying a popular residential location just 10 minutes from Purley Oaks Station.

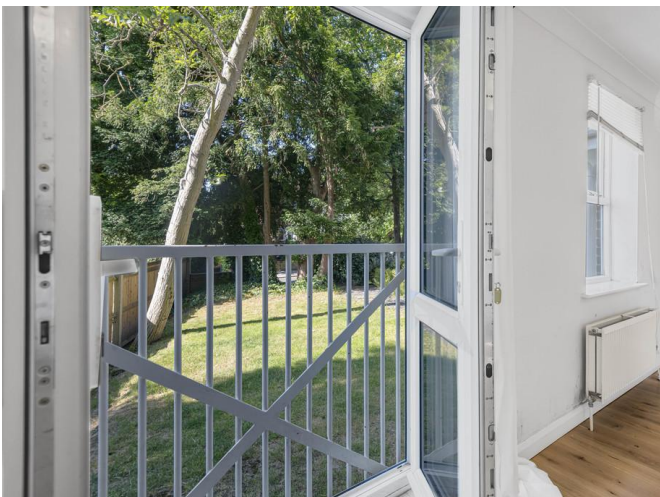
Newly redecorated, the property affords an entrance hall with two storage cupboards, a dual aspect 15' reception room with French doors to a Juliet balcony, a separate fitted kitchen with Shaker-style units, a master bedroom with en-suite shower-room/wc, a second double bedroom, a bathroom/wc and benefits from gas heating. Externally there are well-kept communal areas and the property benefits from its own allocate parking space.

St Augustine's Avenue runs between Brighton Road and Pampisford Road. There are regular bus services along both roads towards Croydon & Purley and a good range of local shops can also be found along Brighton Road. Nearby Haling Grove is a pretty spot for a morning run or afternoon stroll, where remnants of the formal gardens, fine trees and shrubberies, and other features remain, such as a ha-ha, coach house and two walled gardens, one of which has an Arts and Crafts garden.

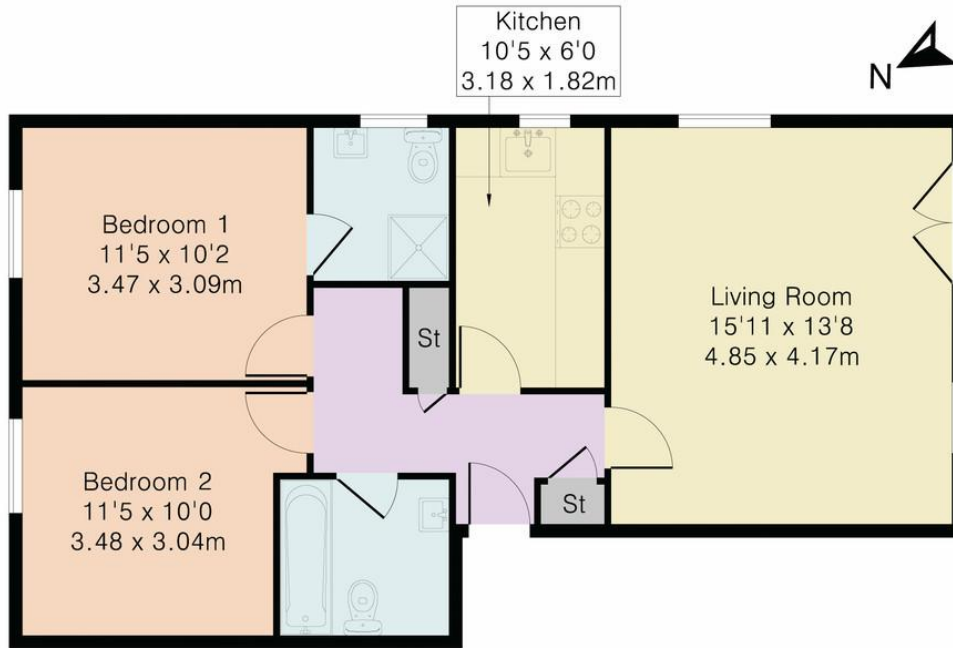
For commuters Purley Oaks Station is just a 10 minute walk away - although it is uphill on the way back! - and there are well thought of schools also within easy reach.

Available with no onward chain, 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	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 670 sq ft – 62 sq m



Ground Floor



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

