

FOR SALE



Waddon Way, Croydon

2 Bedrooms, 2 Bathroom, Apartment

Offers In Excess Of £325,000

MARTIN&CO



Waddon Way, Croydon

2 Bedrooms, 2 Bathroom

Offers In Excess Of £325,000

- Spacious Flat with Lovely Outlook
- 16' x 15' Reception Room
- Separate Kitchen
- Sunny Balcony
- 2 Bedrooms & 2 Bathrooms



Martin & Co are delighted to offer this generously proportioned first floor apartment, part of a small beautifully kept gated development set amongst well-manicured grounds and enjoying a lovely outlook across the adjacent playing fields.

Available to purchase with no onward chain, so ideal for those looking for a speedy transaction, the property affords a large entrance hallway with three storage cupboards, a spacious 16' x 15' dual aspect reception room with plenty of space for entertaining guests, a separate fully fitted kitchen with a range of built in appliances and cupboards complimented by pink granite work surfaces, the principal bedroom features an en-suite shower room, a good-sized second bedroom with doors to a sunny private balcony and a main bathroom/wc. Other features include allocated parking behind secure electric gates and double glazing.

There are regular bus services nearby, along Haling Park Road and Pampisford Road towards Croydon and Purley. South Croydon Station is approximately 15 minutes walk away, as is the excellent shopping area at South End. A Sainsbury's Local supermarket is just 10 minutes away on Brighton Road, together with a selection of other convenience stores, cafes and restaurants.

For those with children Whitgift School is practically right on the doorstep and a range of other schools such as Aerodrome Academy primary school, Krishna Avanti, Regina Coeli Catholic primary school, Cumnor House boys preparatory, and the Harris Academy secondary school are all under a mile radius. The popular Wallington grammar schools are about a 10 minute drive away.

Call the seller's sole agent, Martin & Co Croydon, now



for an appointment to view!

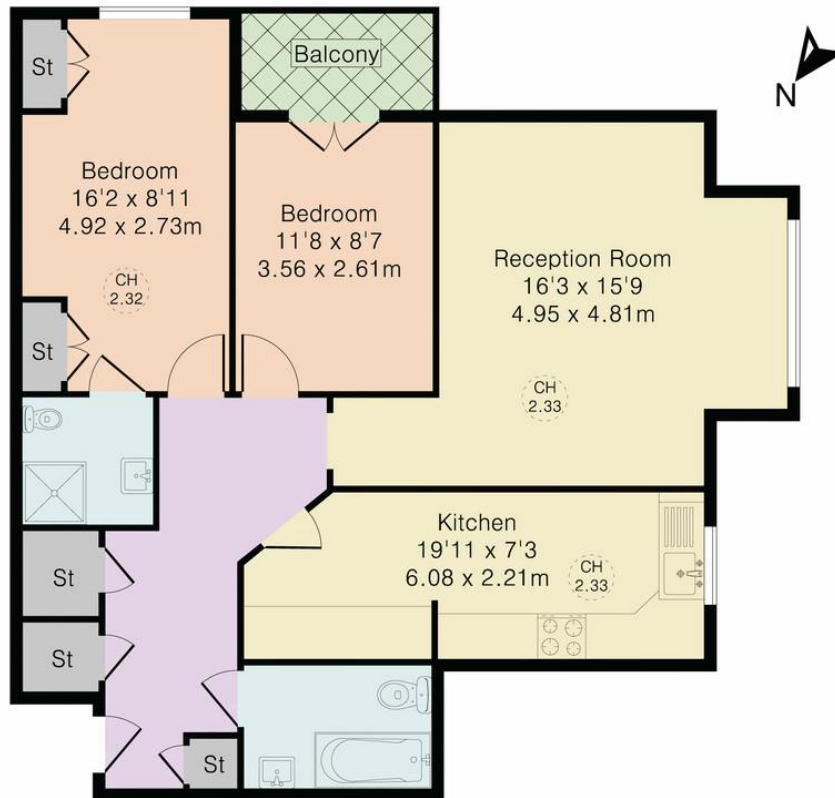




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		



Approximate Gross Internal Area 845 sq ft – 79 sq m



First 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.



Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

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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

