

**FOR SALE**



**Kendra Hall Road, South Croydon**

**2 Bedrooms, 2 Bathroom, Apartment**

**Offers In Excess Of £265,000**

**MARTIN&CO**



## Kendra Hall Road, South Croydon

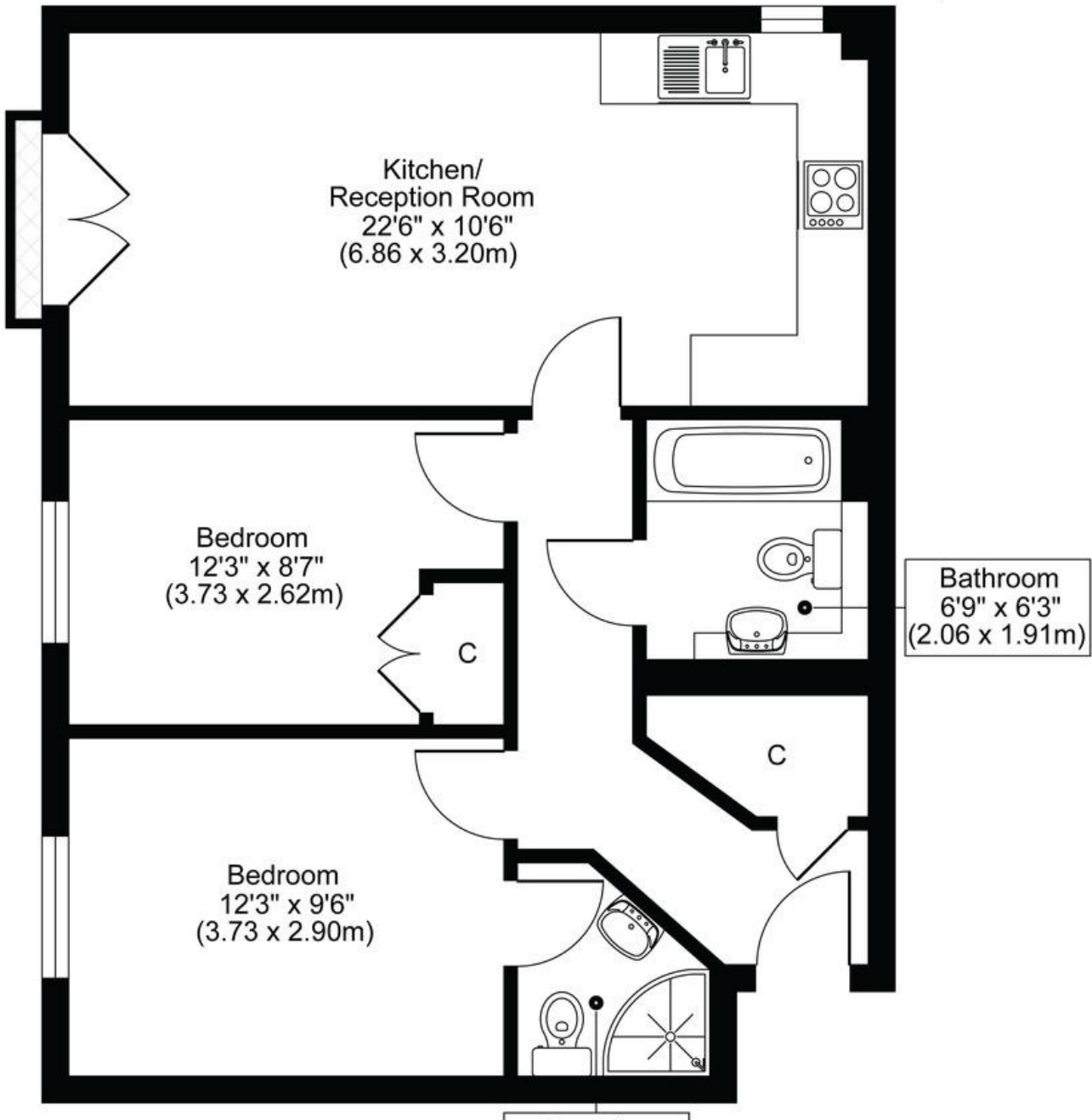
- Wonderful Apartment
- 2 Bathrooms
- 2 Double Bedrooms
- Spacious
- Modern Condition
- Gas Central Heating
- No Onward Chain

MODERN AND BIGGER THAN AVERAGE! A spacious first floor apartment in a purpose-built block, located just off Pampisford Road in quiet cul-de-sac. The flat consists of a spacious living area, beautiful kitchen, 2 double bedrooms, one with en suite shower-room and modern main bathroom. Property benefits include gas central heating, 2 equally good-sized bedrooms and own parking space. Available for viewings NOW.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KENDRA HALL ROAD, SOUTH CROYDON, CR2  
TOTAL APPROX FLOORPLAN AREA 646 SQ.FT (60 SQ.M)  
FIRST FLOOR



## Martin & Co Croydon

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## MARTIN&CO

**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.

