

FOR SALE



Epsom Road , Croydon

0, 1 Bathroom, Apartment

Asking Price Of £168,000

MARTIN&CO



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- Impressive Studio Apartment
- Direct Access to Private Section of Garden
- Ground Floor
- Newly Decorated
- Attractive Building
- New Flooring
- Reasonable Service Charge

Lovely Ground Floor Studio Flat with Private Garden – No Chain

This beautifully presented ground floor studio flat is set within an attractive Victorian building and offers a perfect blend of charm and modern living. Recently refurbished, the property features fresh décor, new flooring, and a modern fitted kitchen and bathroom, making it completely move-in ready.

A standout feature is the private paved garden, offering a peaceful outdoor space ideal for relaxing, dining, or entertaining.

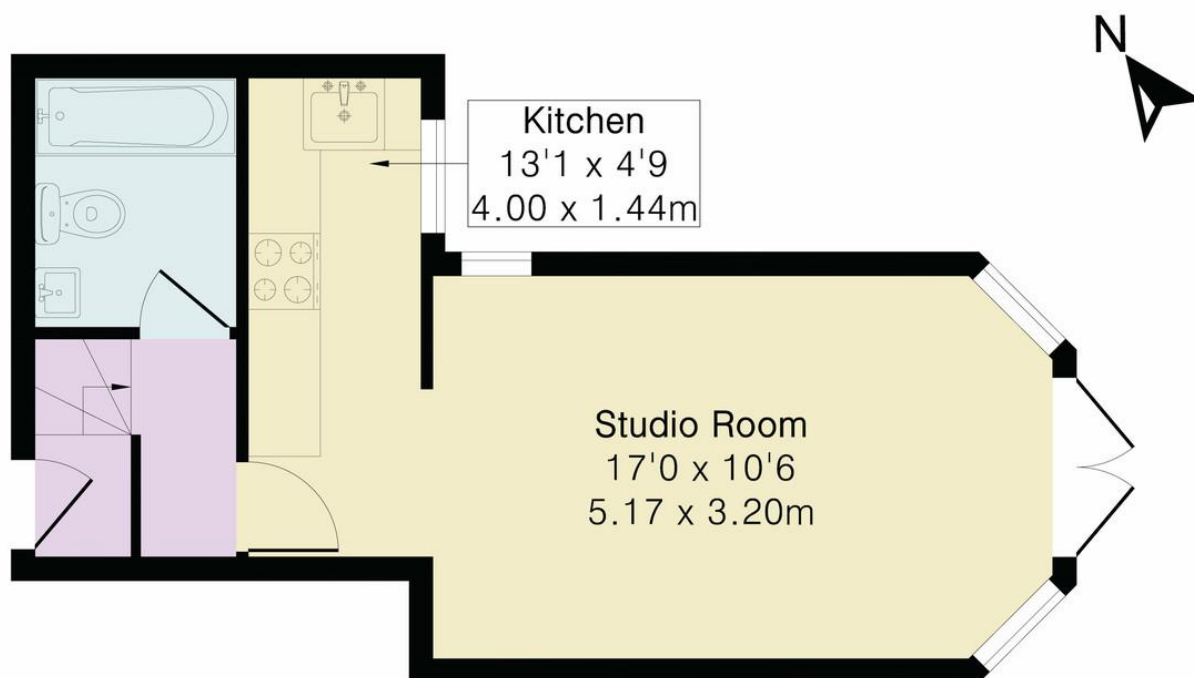
The flat benefits from a long lease, reasonable service charge, and permit parking. Conveniently located, it is just a short walk to both the tram stop and Waddon train station, providing excellent transport links.

This property is offered to the market chain-free, making for an easy and straightforward purchase.

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Approximate Gross Internal Area 314 sq ft - 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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