

FOR SALE



Blunt Road , South Croydon

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £267,500



Step into contemporary comfort with this stunning one-bedroom flat, located just seconds from South Croydon Station. Perfectly positioned for commuters and city lovers alike, this super modern apartment offers sleek design, high-end finishes, and a private balcony for your own slice of outdoor space.

- Prime Location
- Modern Luxury Finish
- Open Plan Living Room
- Private Balcony
- Seconds from South Croydon Station
- Stylish Kitchen
- Designer Bathroom

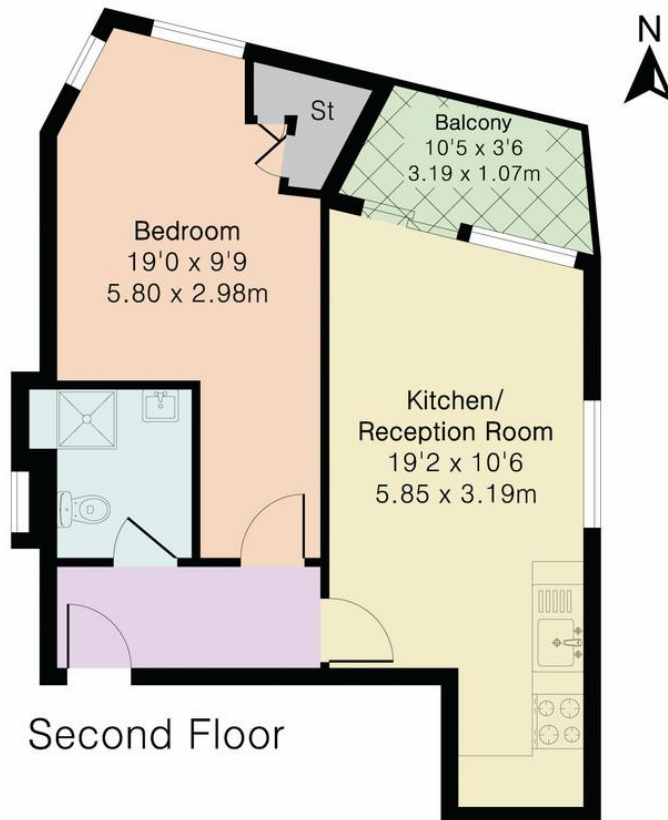
The open-plan living area is flooded with natural light, featuring a fully integrated kitchen with stylish cabinetry and premium appliances. The spacious bedroom includes built-in wardrobes, while the designer bathroom boasts elegant fixtures and a rainfall shower.

With secure entry, excellent energy efficiency, and an unbeatable location close to local cafés, shops, and green spaces, this is luxury living in the heart of South Croydon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 437 sq ft - 41 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.



MARTIN&CO

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>



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 m 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.