

SOLD STC



Waddon New Road, Croydon

0, 1 Bathroom, Studio

Asking Price Of £168,000

MARTIN&CO



- Modern Studio Apartment
- Brand New Lease
- Separate Kitchen
- Large Studio Room
- No Chain
- 1st Floor
- Recently Updated Bathroom

Don't miss this great purpose-built studio apartment in a small modern block just 5 minutes walk from Croydon Town Centre and the 'Cultural Quarter'.

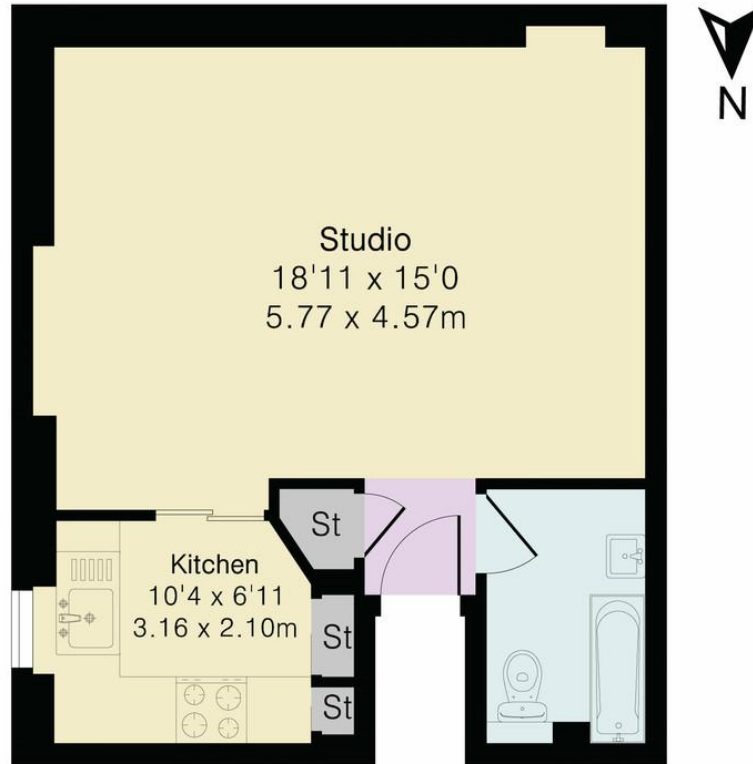
On the first floor, the property affords an entrance lobby, a large studio room, a separate kitchen, a full bathroom/wc and benefits from double glazed windows. Externally there is a communal garden at the rear and a parking area for residents. The flat benefits from brand new lease and no chain.

Waddon New Road lies in the Old Town area just a few minutes stroll from the town centre. The Tramlink stop at Wandle Park is approximately 5 minutes away and East Croydon, West Croydon and Waddon Stations are all within a 10 -15 minute walk. There are convenience shops nearby on Waddon Road and the Sainsbury Call Martin & Co Croydon now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 402 sq ft - 37 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>



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.

