

FOR SALE



Granville Close , Park Hill
Asking Price Of £200,000

MARTIN&CO

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- Bright First Floor Flat
- Cul-De-Sac
- Located Minutes Away from East Croydon St
- Allocated Parking Space
- Would Benefit from General Updating

A BRIGHT FIRST-FLOOR FLAT JUST MOMENTS FROM EAST CROYDON STATION. Offering excellent potential, this great-value flat is situated in a quiet cul-de-sac development close to East Croydon

Located just 0.2 miles from East Croydon Station, this bright first-floor purpose-built flat offers an excellent opportunity for first-time buyers, investors or those looking to put their own stamp on a property.

The accommodation comprises a 14' reception room with a large west-facing window allowing plenty of natural light, a separate fitted kitchen with oven and gas hob, a 13' double bedroom and a bathroom/wc with over-bath shower. The property would now benefit from general updating and modernisation, offering excellent scope to enhance and add value.

Further benefits include, double-glazed windows and a



secure entry-phone system.

Externally, there are well-maintained communal areas and the property also benefits from a valuable allocated parking space, which may be suitable for rental if not required for personal use.

Situated just a short walk from East Croydon Station and Tramlink, the flat enjoys superb transport connections into Central London and beyond. A wide range of shops, restaurants and leisure facilities, including Boxpark, are also close by.

The property is offered for sale with 102-year lease, with no onward chain, making it an attractive and straightforward purchase opportunity.

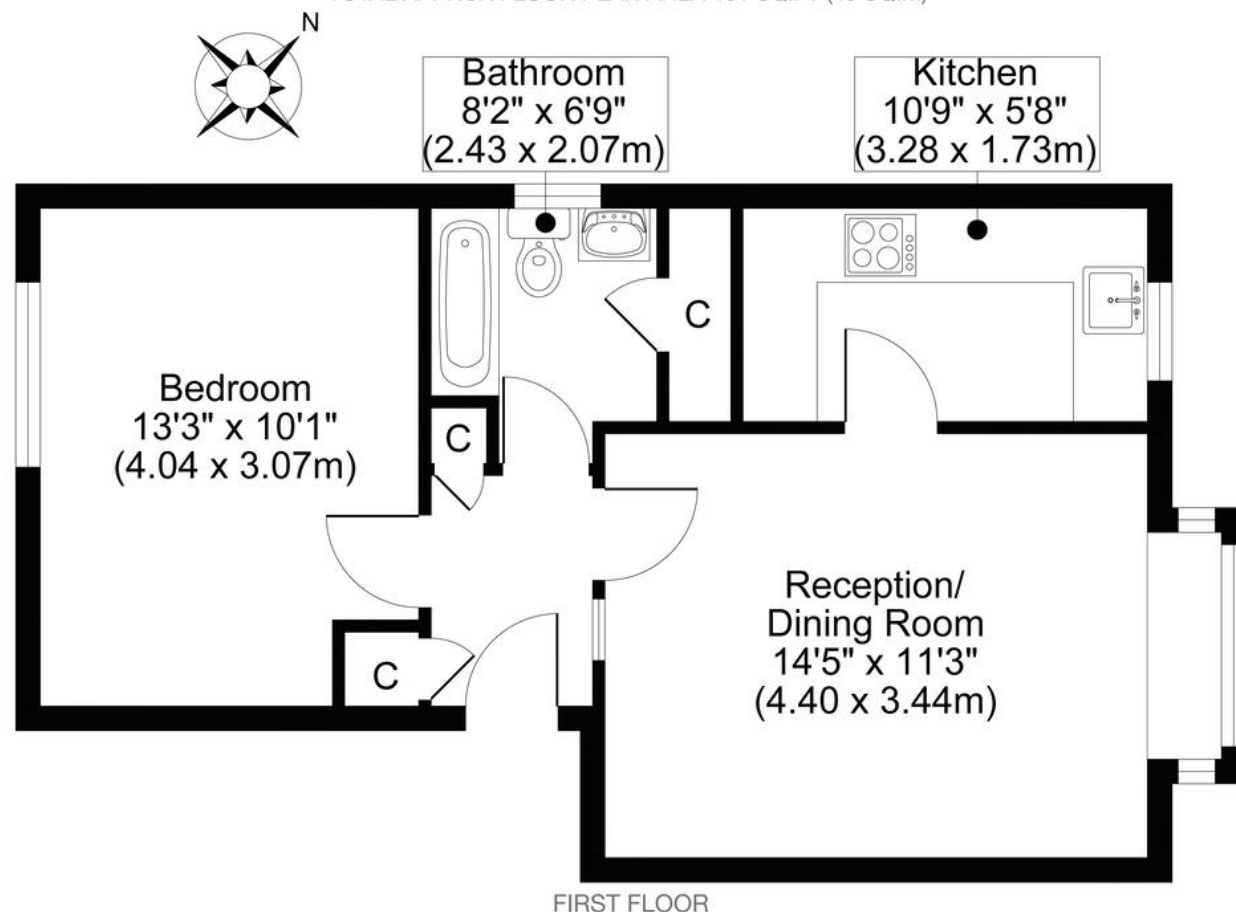
Early viewing is highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		



GRANVILLE CLOSE, EAST CROYDON, CR0
TOTAL APPROX FLOOR PLAN AREA 461 SQ.FT (43 SQ.M)



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 form 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

