

FOR SALE



Haling Park Road , South Croydon

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £275,000


MARTIN&CO



Martin & Co

- Two Bedroom Apartment
- Second Floor
- Modern Condition
- Gas Central Heating
- Garage
- In Popular Haling Park Road
- Long Lease 967 years

This well-presented two-bedroom second-floor apartment is ideally situated in the heart of South Croydon, offering spacious accommodation and an enviable location. Covering an impressive 675 square feet, this home also benefits from a very long lease with approximately 967 years remaining.

The property opens into an entrance hall which leads through to the generous living accommodation. The L-Shaped reception room is flooded with natural light, providing a spacious and welcoming area for relaxing or entertaining. The separate kitchen is well-equipped, offering ample space for cooking and storage.

Both bedrooms are generously sized, ensuring comfortable accommodation for a couple, sharers, or a small family. A modern bathroom serves the property, while gas heating keeps the home cosy throughout the year.

Practicality is enhanced by the garage en bloc at the rear of the building, an invaluable feature for parking or additional storage.

Located close to the renowned Whitgift School and within easy reach of popular primary and secondary schools, this property is perfectly placed for families. Commuters will appreciate being only half a mile from South Croydon Station, providing swift connections into central London, while local bus routes further enhance convenience. For leisure, enjoy your downtime at the nearby Purley Way Playing Fields and other green

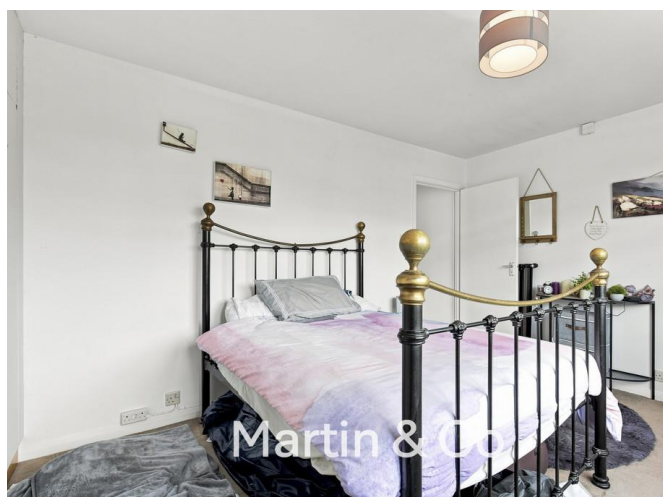
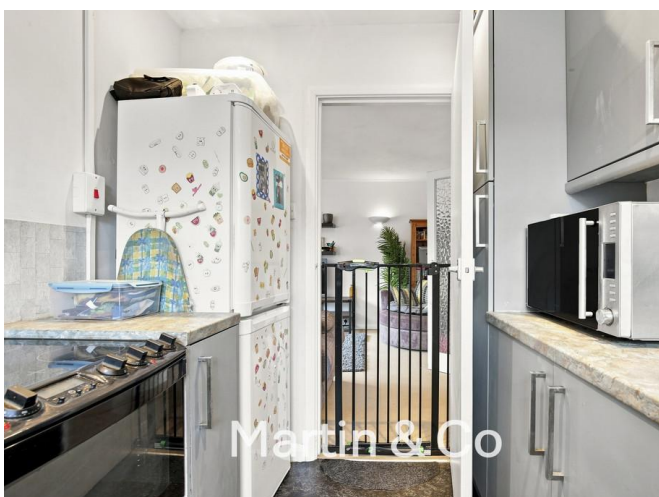
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



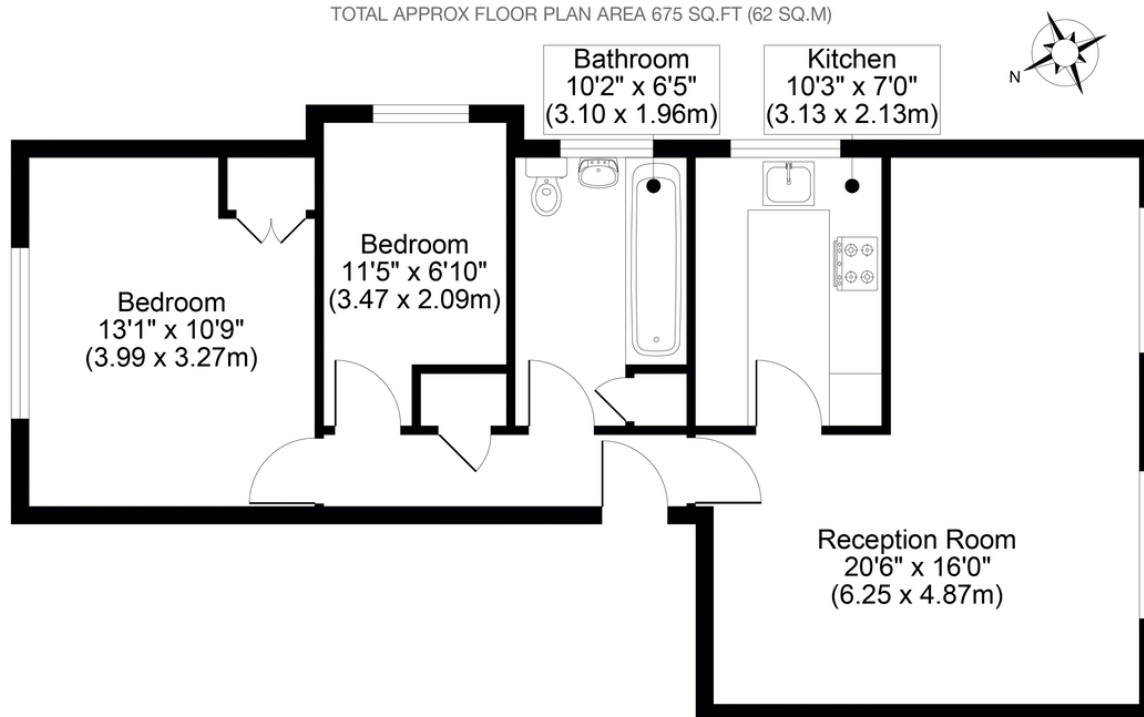
spaces in the neighbourhood.

This second-floor apartment brings together generous living spaces, excellent local amenities and a highly convenient location in one of Croydon's most popular areas.

Early viewing is highly recommended – contact us today to arrange your appointment and experience the appeal of this beautiful home for yourself.



SYLVAN COURT, HALING PARK ROAD, SOUTH CROYDON, CR2
TOTAL APPROX FLOOR PLAN AREA 675 SQ.FT (62 SQ.M)



SECOND FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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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 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.