

FOR SALE



Greenside Road, Croydon, CR0 3PL.

A 2 Bedroom Flat with Private Rear Garden

Asking Price Of £260,000 Leasehold

MARTIN&CO



Greenside Road, Croydon.

2 Bedrooms & 1 Bathroom

Asking Price Of £260,000

Leasehold

- Ground Floor Flat with Own Garden
- Two Bedrooms
- Open-Plan Reception Room
- Modern Fitted Kitchen Area
- Gas Heating

In a popular residential area close to Croydon University Hospital and just 10 minutes from West Croydon Station this lovely ground floor garden flat would make a fantastic first home or rental investment, in our opinion.

Accessed via a private entrance at the rear the property comprises a large 17' open-plan reception room with modern fitted kitchen area, an inner hallway, two proper double bedrooms, a modern bathroom/wc and benefits from gas heating. Externally there is a generous garden at the back of the property of which the flat enjoys sole use.

Offered for sale with no onward chain and with a remaining lease term of 106 years, call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!

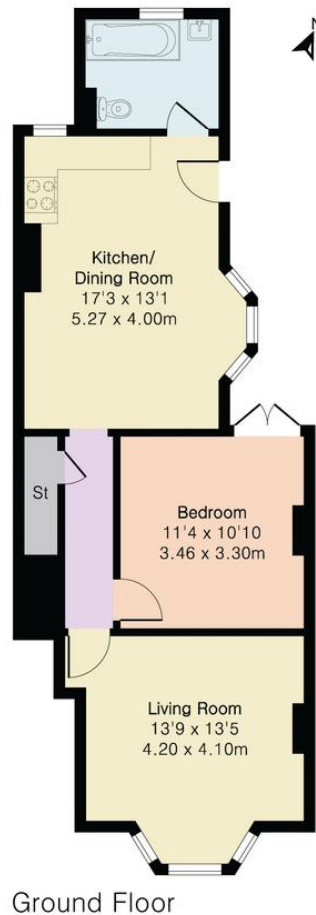








Approximate Gross Internal Area 617 sq ft - 57 sq m



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.



Martin & Co Croydon

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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. **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

