

**ON HOLD**



**Engadine Close , Park Hill**

**2 Bedrooms, 1 Bathroom, Maisonette**

**Asking Price Of £340,000**

**MARTIN&CO**



## Engadine Close , Park Hill

2 Bedrooms, 1 Bathroom

Asking Price Of £340,000

- Split Level-Maisonette
- Two Double Bedroom Apartment
- End of Mid-Terraced Situation
- Lease 974 years
- Cul-De-Sac

Whether you are a first time buyer, trading down to something more manageable or a buy to let investor this very spacious split level maisonette, enjoying a quiet cul-de-sac setting in sought after Parkhill should be viewed without delay!

Property is sound and well maintained in need of cosmetic refresh, the property is accessed via its own front door and affords an entrance hall, stairs to first floor reception room, a separate kitchen and on second floor two good-sized bedrooms and a bathroom/wc. Externally there are beautifully kept communal gardens and the property has a garage en-bloc. Additional parking is available with a resident's permit just outside.

Pretty Park Hill Park with its iconic castellated water tower and tennis courts is very close by and Park Hill Infants/Junior School is also just a few moments walk away. Regular bus services on Park Hill Road provide easy access to East Croydon Station which is less than half a mile from the property - an easy stroll taking the cut-through via Fairfield Path to Barclay Road.

For shopping, Sainsbury's in George Street, as well as the town centre, are also within easy reach and there is a convenience store just a couple of minutes away in Chichester Road.

This lovely maisonette benefit from Share of Freehold and 974 years lease and is available with no onward chain.

Properties in Park Hill are always highly prized and you should call the Seller's sole agent Martin & Co Croydon now to avoid disappointment!



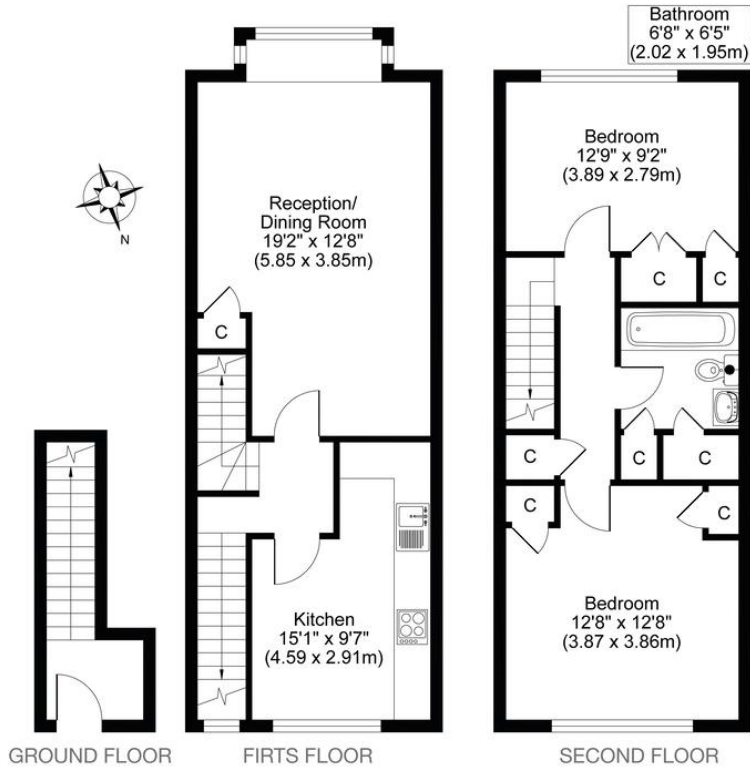




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ENGADINE CLOSE, PARK HILL, CR0  
TOTAL APPROX FLOOR PLAN AREA 941 SQ.FT (87 SQ.M)



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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## Martin & Co Croydon

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**MARTIN&CO**

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