



**8 Aspen Court Kendall Avenue**  
South Croydon, CR2 0NH

**Guide Price £230,000**



## 8 Aspen Court Kendall Avenue

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Set on the first floor and ideally positioned just moments from Riddlesdown and Purley Oaks stations, this well located one bedroom flat offers an excellent opportunity for first time buyers or investors alike.

The property enjoys a bright and comfortable living space, supported by double glazing and gas central heating, with a secure communal entry phone system providing added peace of mind. Its position makes day to day life easy, with fast connections into London, local shops close by and open green spaces within easy reach for weekends and downtime.

Offered to the market with no onward chain and sold with a newly extended lease of 177 years on completion, this is a straightforward purchase in a highly convenient setting.

A great option for those looking to step onto the property ladder or secure a well connected investment.





Entrance Hall  
4'1" x 10'10" (1.27m x 3.32m)

Hallway  
5'9" x 11'2" (1.77m x 3.42m)

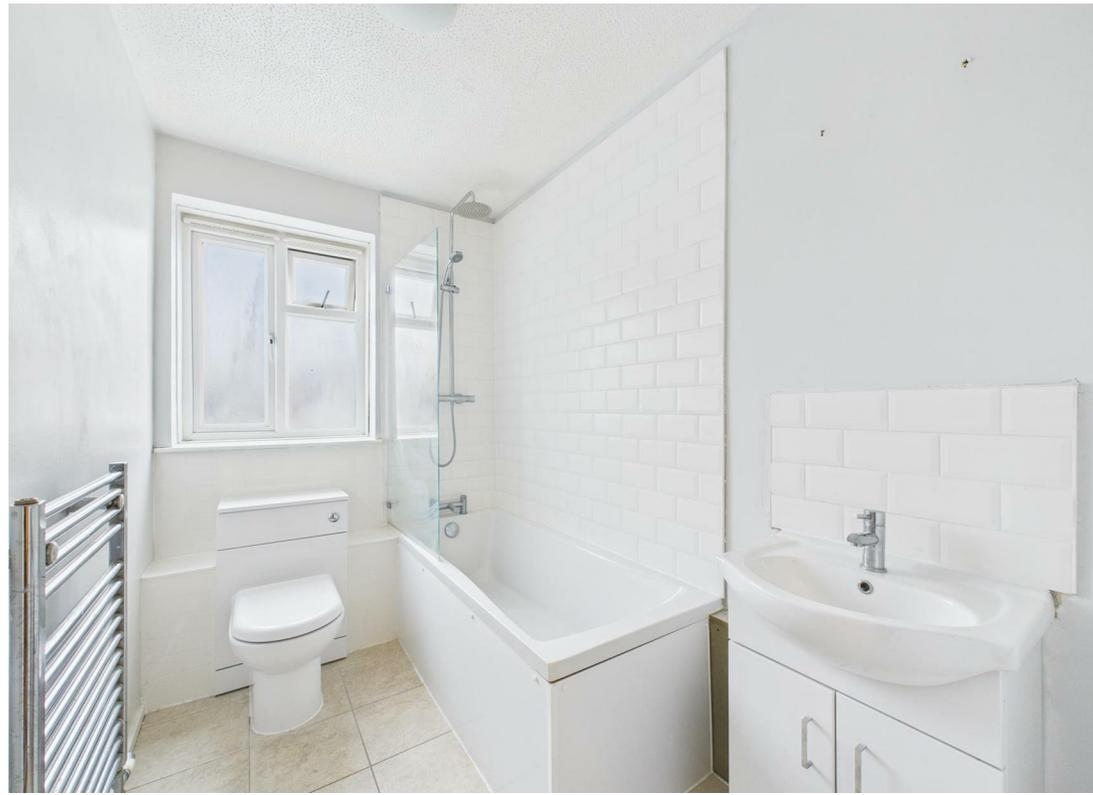
Living Room  
12'3" x 10'3" (3.75m x 3.13m)

Kitchen  
5'10" x 13'6" (1.79m x 4.14m)

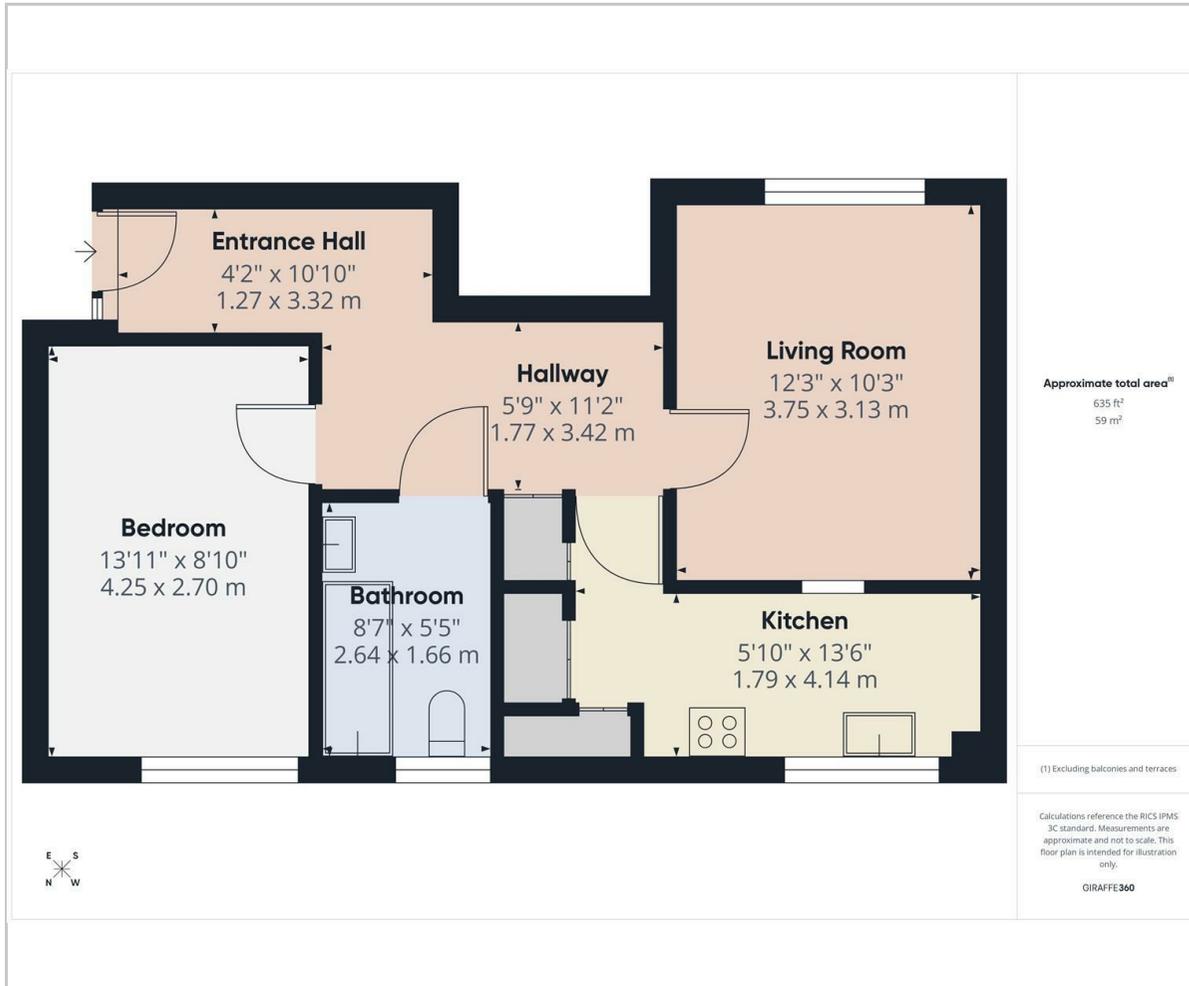


Bedroom  
13'11" x 8'10" (4.25m x 2.70m)

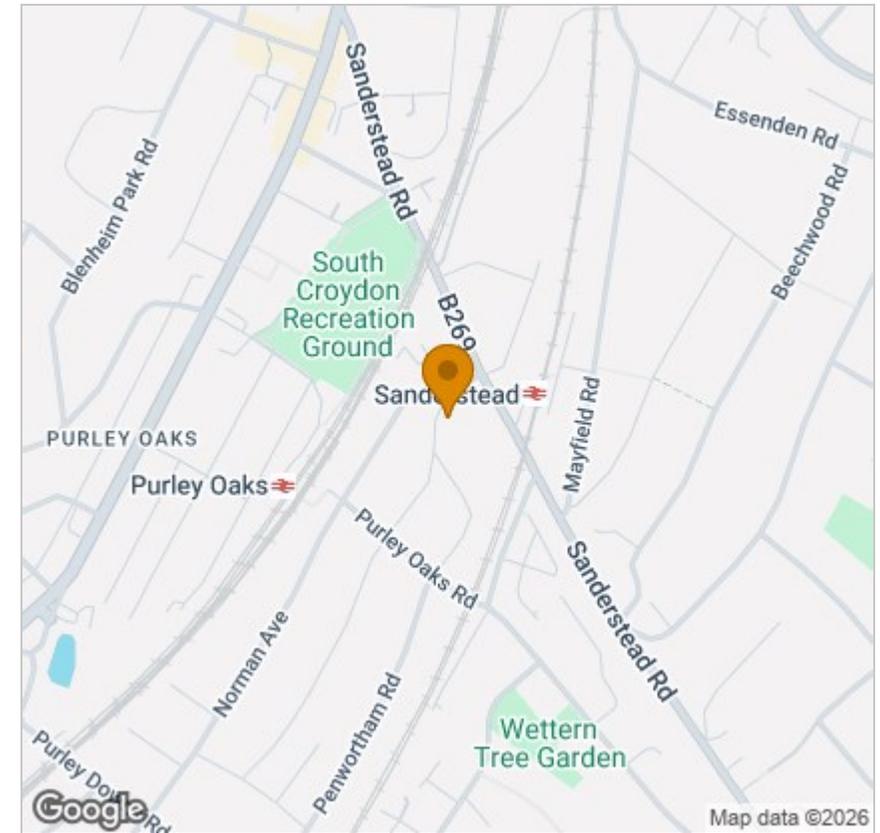
Bathroom  
8'7" x 5'5" (2.64m x 1.66m)



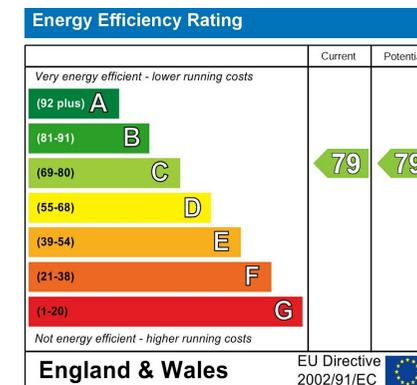
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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