

FOR SALE



Maybury Court, 131-133 Haling Park Road

2 Bedrooms, 2 Bathroom, Unknown

Offers In Excess Of £260,000

MARTIN&CO



Maybury Court, 131-133 Haling Park Road

- Top Floor Flat
- Two Good-Sized Bedrooms
- Two 'Bathrooms' - One En-Suite
- Large Open-Plan Living Space
- Gas Heating
- Parking
- Communal Garden

A fantastic opportunity to acquire this bright and spacious 2-bedroom, 2-bathroom top-floor apartment, ideally situated within a small, well-maintained development and conveniently located for South Croydon Station.

The property offers a generous open-plan reception room and modern kitchen. The principal bedroom benefits from a private en-suite shower room, complemented by a separate main bathroom. Further benefits include allocated parking, access to a communal garden, a long lease, manageable service charges and the added advantage of no onward chain.

Perfect for first-time buyers, commuters or investors, this is a home that ticks all the right boxes.

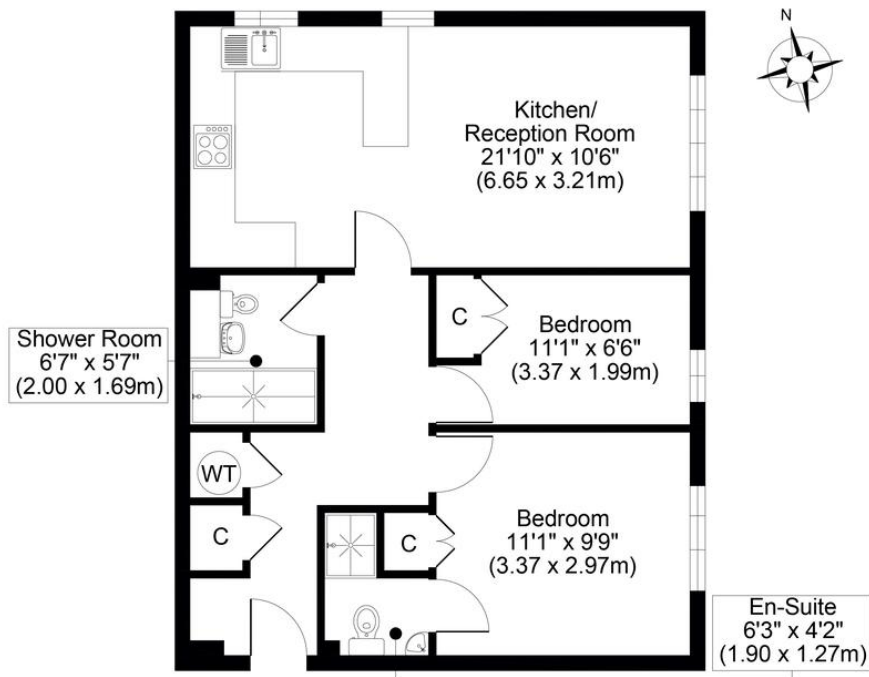
**GREAT LOCATION • LONG LEASE • 2 BATHROOMS
• PARKING • NO CHAIN**

CALL NOW TO ARRANGE YOUR VIEWING!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Maybury Court, Haling Park Road, CR2
TOTAL APPROX FLOOR PLAN AREA 603 SQ.FT (56 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.

optjc
MEDIA
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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 any 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.

