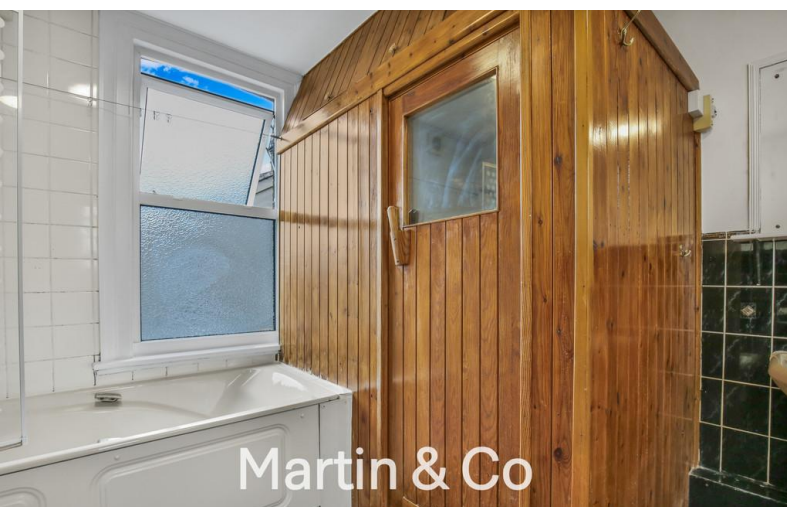


FOR SALE



Heathfield Road , Croydon

2 Bedrooms, 1 Bathroom, Apartment

Guide Price £260,000

MARTIN&CO



Heathfield Road , Croydon

Guide Price £260,000

- Two Bedroom Flat
- Frist Floor
- Modern Finish
- Lovely Victorian Detached Building
- Separate Kitchen
- Brand New Lease 999 years
- No Chain

A charming and well-positioned first-floor two-bedroom flat, ideally located just a five-minute walk from South Croydon Station and within easy reach of the vibrant South Croydon High Street, with its excellent selection of shops, cafés, restaurants and everyday amenities.

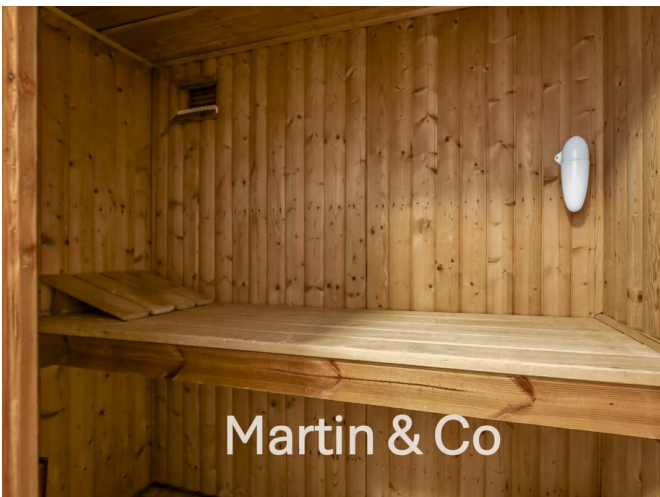
The property offers well-proportioned accommodation with a separate kitchen and a comfortable living space. The two bedrooms provide flexible accommodation, with the layout offering a practical balance of living and sleeping space.

The flat retains a number of attractive period features, adding character and charm that can be difficult to find in more modern development, separate kitchen is particularly practical, while the overall layout provides plenty of scope for a new owner to personalise and modernise the property to their own taste.

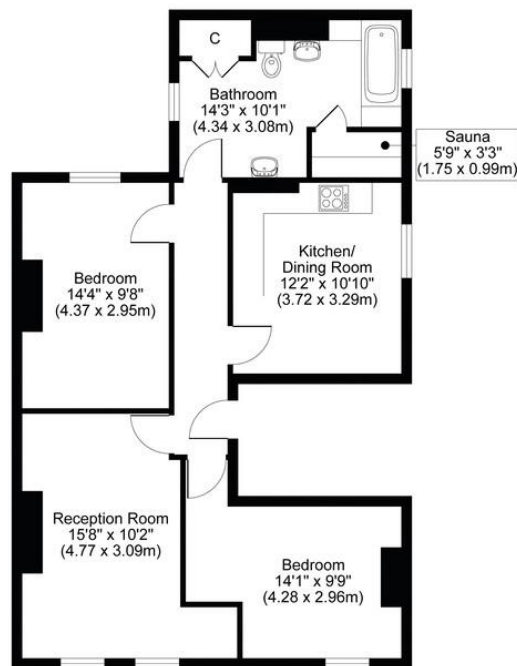
The location is a major benefit, with South Croydon Station close by providing convenient rail connections into London and beyond. South Croydon High Street is also just minutes away, offering a wide range of local amenities, while the surrounding area provides easy access to green spaces and other facilities.

Offered to the market with no onward chain and an impressive 999-year lease, this property represents an excellent opportunity for buyers looking for a well-located home with a long lease.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		



HEATHFIELD ROAD, CR0
TOTAL APPROX FLOOR PLAN AREA 797 SQ.FT (74 SQ.M)



FIRST 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 m 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

