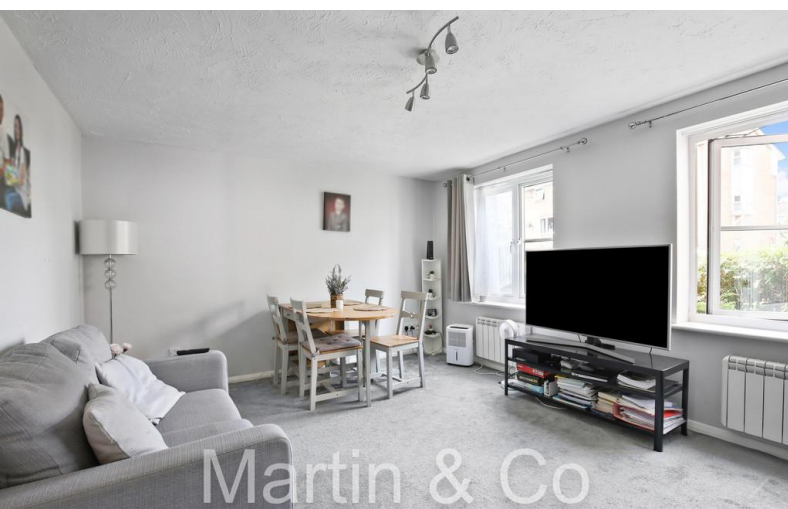


FOR SALE



Whitstable Place, Croydon

2 Bedrooms, 2 Bathroom, Apartment

Offers In Excess Of £260,000

MARTIN&CO



Whitstable Place, Croydon

Offers In Excess Of £260,000

- Two Bedroom Apartment
- Spacious Living Room
- Modern Kitchen
- Cul-De-Sac
- Off Road Parking
- Long Lease
- Two Bathrooms

Well-Presented 2-Bedroom, 2-Bathroom Ground Floor Apartment | Private Cul-de-Sac Setting | Close to South Croydon Town Centre & Station

Situated in a peaceful cul-de-sac just off South Bridge Road, this well-presented ground floor apartment offers comfortable and practical living in a highly sought-after South Croydon location, just moments from the town centre and excellent transport connections.

The property features a bright and spacious living room, alongside a modern fitted kitchen. There are two generously sized double bedrooms, including a principal bedroom with an en-suite shower room. A family bathroom completes the accommodation.

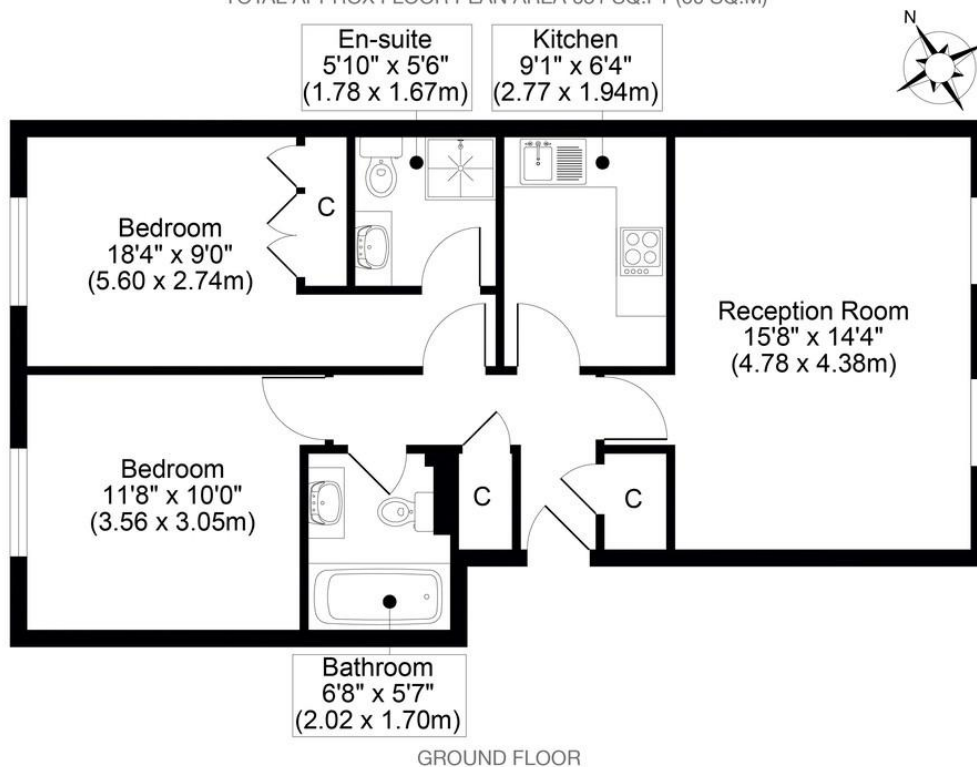
Maintained in good condition throughout, this attractive home offers a fantastic balance of comfort, convenience, and functionality. An additional benefit is the forthcoming installation of a new gated entrance, which will further enhance the privacy and security of the cul-de-sac.

Conveniently located within easy reach of South Croydon's shops, restaurants, cafés, and railway station, this property presents an excellent opportunity for first-time buyers, professionals, downsizers, or investors alike.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



WHITSTABLE PLACE, CROYDON, CR0
TOTAL APPROX FLOOR PLAN AREA 651 SQ.FT (60 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.

optjc
MEDIA
opticmedia.co.uk

Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

MARTIN&CO

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.

