

FOR SALE



Fairhaven Court , Warham Road

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £220,000

MARTIN&CO



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A two-bedroom purpose-built flat situated on the second floor, offering excellent potential for refurbishment and improvement.

- Two Bedroom Apartment
- Full Modernisation Required
- Spacious
- Second Floor
- Long Lease
- Garage
- No Chain

The property requires full modernisation throughout and benefits from gas central heating, a garage, ample storage space, a long lease, and no onward chain.

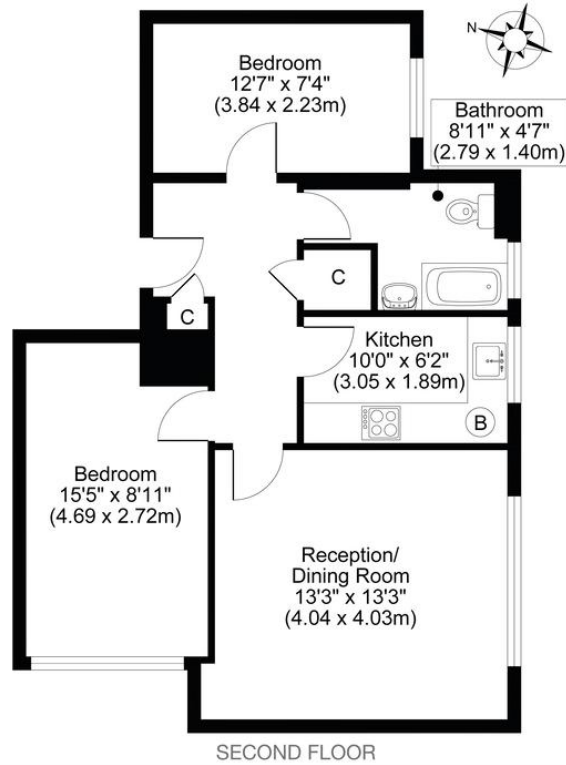
Ideally located on the popular Warham Road, the flat is just minutes from South Croydon town centre, with its wide range of shops, restaurants, and local amenities. Excellent transport links are also close by, with a bus stop on the doorstep and South Croydon Station within easy walking distance.

An ideal opportunity for investors or buyers looking to create a home to their own taste.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



FAIRHAVEN COURT, WARHAM ROAD, CR2
TOTAL APPROX FLOOR PLAN AREA 645 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.

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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 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

