

FOR SALE



Beech Avenue , Sanderstead

2 Bedrooms, 2 Bathroom, Split-Level Flat

Asking Price Of £325,000

MARTIN&CO



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- Split Level Apartment
- Ground & First Floor
- Luxury Kitchen
- Two Hotel Style Bathrooms
- Excellent Transport Links
- Sought-after Residential Road
- Allocated Parking Space

A beautifully presented modern split-level two-bedroom apartment forming part of an attractive boutique development in a highly sought-after residential road. Ideally positioned close to a local park and within easy reach of both Purley Oaks and Sanderstead stations, the property offers excellent transport links and a peaceful yet convenient setting.

Finished to a high standard throughout, the accommodation comprises a bright and spacious open-plan living area, seamlessly incorporating a stylish contemporary kitchen with integrated appliances. The property further benefits from two bedrooms and two luxurious, modern bathrooms.

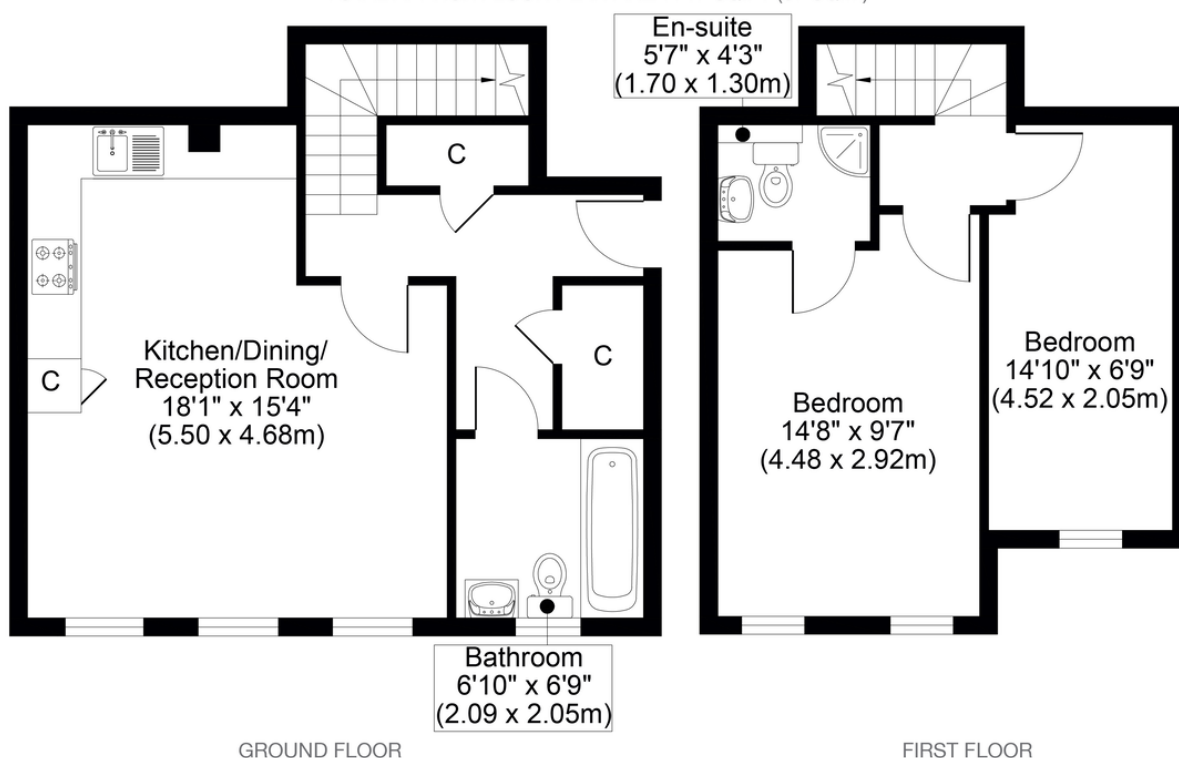
This recently built home offers a generous and well-planned layout, enhanced by a split-level design that creates a sense of space and separation between living and sleeping areas. Additional benefits include an allocated parking space, a long lease and the advantage of being offered to the market with no onward chain.

Perfect for first-time buyers, professionals or investors alike, this superb apartment combines modern living with excellent location and convenience, making it a rare opportunity not to be missed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SHADE APARTMENTS, BEECH AVENUE CR2
TOTAL APPROX FLOOR PLAN AREA 717 SQ.FT (67 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>

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