

SOLD STC



Chatsworth Road, East Croydon

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Asking Price Of £260,000

MARTIN&CO



Chatsworth Road, East Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £260,000

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- BRIGHT LIVING ROOM
- SEPARATE KITCHEN
- MODERN BATHROOM



Tucked away in the sought-after Chatsworth Road Conservation Area, this inviting ground floor flat presents an exceptional opportunity for buyers seeking a great value first home or investment property in the heart of Croydon. Perfectly positioned just a 10 minute stroll from East Croydon Station, residents enjoy swift, convenient access to central London and beyond, as well as the numerous shops and leisure facilities in the nearby town centre.

Inside, the property boasts two generously-sized double bedrooms, offering ample space for both relaxation and guests. The bright and airy living room provides the perfect backdrop for entertaining or unwinding, complemented by a separate well-appointed kitchen for culinary pursuits. A modern bathroom and efficient gas heating ensure both comfort and contemporary living year-round.

Additional notable features include an exceedingly long lease with 972 years remaining, offering ultimate peace of mind to the prospective new owner. Outside, a garage is positioned en bloc at the rear of the property, ideal for secure parking or additional storage, while a handy external store room adds even more practicality. The property is offered with no onward chain, promising a smooth and prompt transition for buyers.

With nearby facilities including Croydon's renowned Boxpark, Grants entertainment complex, the David Lean arts cinema and the iconic Fairfield Halls, this flat offers the very best of local culture, amenities, and connectivity.

A rare find at this price in a popular and convenient area - arrange your viewing today to discover all the property has to offer!



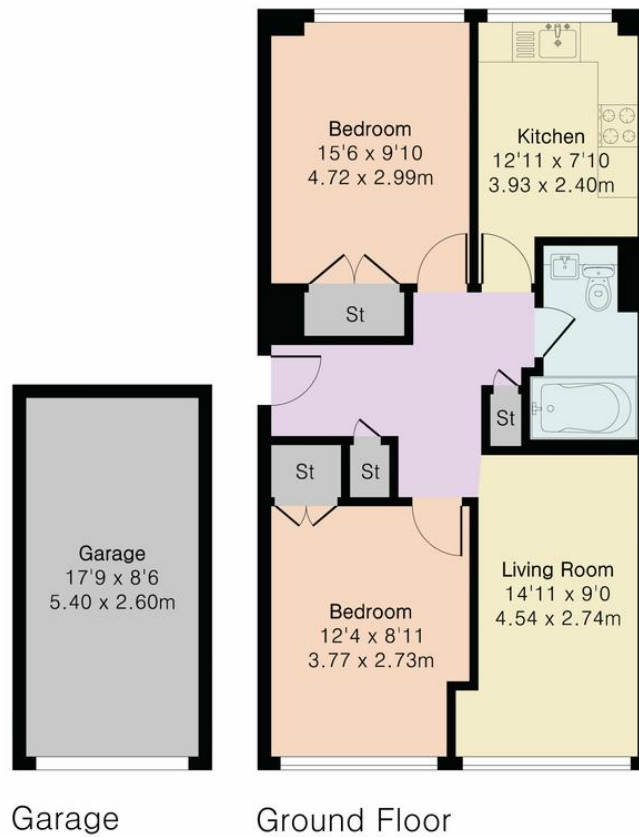


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		



Approximate Gross Internal Area 657 sq ft - 61 sq m
(Excluding Garage)

Garage Area 151 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

