

FOR SALE



South Park Hill Road , South Croydon
Asking Price Of £220,000



South Park Hill Road , South Croydon

APARTMENT OF 0000 000

- Smart 1 Bedroom Apartment
- Ground Floor
- Modern Finish
- Separate Kitchen
- Gas Central Heating

A bright and spacious ground floor flat just moments from South Croydon Station, ideal for first-time buyers or investors. Offered with no onward chain, the property includes a spacious reception room, fitted

Enjoying a popular residential location, just a stone's throw from South Croydon Station, this bright and spacious ground floor flat would make an ideal first home or letting investment.

Available with no onward chain the property affords an entrance hall, reception room, fitted kitchen, a double bedroom with built-in wardrobe and a white bathroom/wc. Externally there are well-kept communal areas and the property benefits from no onward chain.

For commuters, South Croydon Station is just a two minute walk away and there are also regular bus services towards East Croydon nearby. The excellent local shopping parade



at South Croydon is also just a short stroll and a few minutes further is the 'Restaurant Quarter' with its wide choice of bars and eateries.

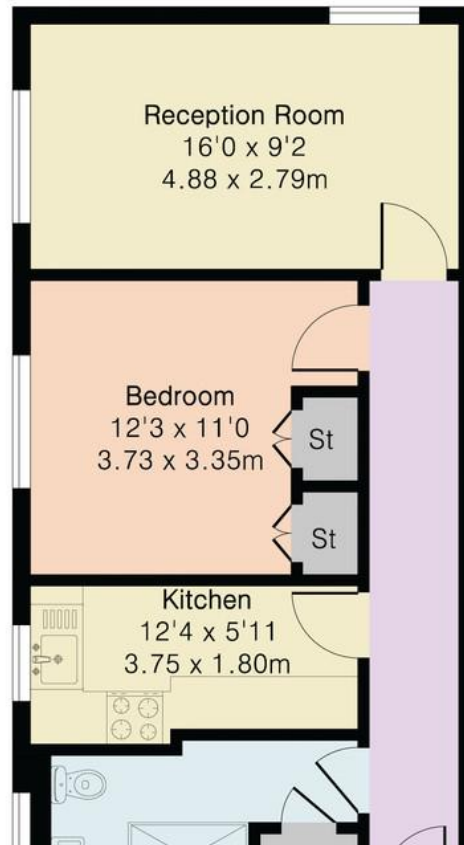
Call Martin & Co Croydon now for an appointment to view!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		



Approximate Gross Internal Area 519 sq ft - 48 sq m



Martin & Co Croydon

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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 form 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.