

FOR SALE



Flat 7, 21 Normanton Road

2 Bedrooms, 1 Bathroom, First Floor Flat

Asking Price Of £280,000

MARTIN&CO



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- Bright First Floor Flat
- Spacious 15' x 14' Reception Room
- Separate Kitchen
- Two Bedrooms
- Bathroom/WC
- Allocated Parking Space
- Communal Gardens & Common

Nearby

In the heart of sought-after South Croydon, this beautifully presented first floor flat offers a perfect blend of comfort and convenience, boasting 612 sq ft of well-proportioned living space.

The property affords an entrance hall, a spacious West facing reception room - ideal for relaxing or entertaining, with generous proportions measuring an impressive 15' x 14', a separate fitted kitchen which includes a gas hob, two good-sized bedrooms, and a modern bathroom/wc, all benefitting from gas heating. For those with a car there is allocated parking at the rear.

Offering access to communal gardens and a small common just moments away, the flat is surrounded by open green spaces. Croham Hurst with its picturesque woodland trails is nearby, brings a touch of countryside tranquillity to suburban living. Excellent transport connections are at your fingertips: South Croydon Station is just a stone's throw away, while convenient bus routes further expand your commuting options.

South Croydon's bustling shopping parade lies just 10 minutes away, brimming with cafés, shops, and dining opportunities, ensuring your lifestyle needs are catered for.

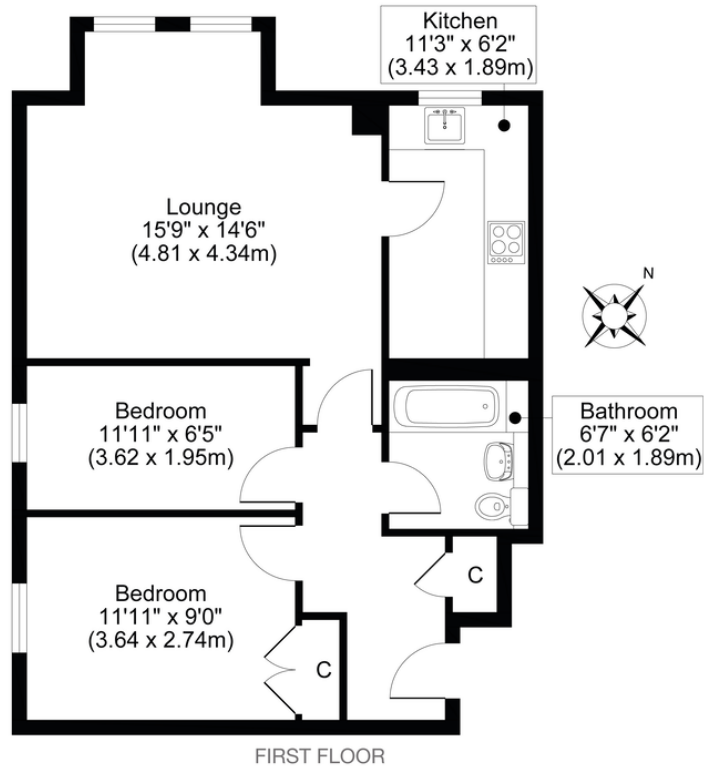
With its superb presentation, desirable location, and excellent access to both city connections and local amenities, this lovely flat represents an excellent opportunity for the first time buyer, or investor.

Call the seller's sole agent, Martin & Co Croydon, to arrange your viewing today!

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



NORMANTON ROAD, SOUTH CROYDON, CR2
TOTAL APPROX FLOOR PLAN AREA 612 SQ.FT (57 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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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 m 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

