

**FOR SALE**



**Warham Road , South Croydon**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £320,000**

**MARTIN&CO**



## Warham Road , South Croydon

Asking Price Of £320,000

- Two Bedroom Flat
- South Croydon
- Modern Finish
- Popular Warham Road
- Comes with Garage
- Long Lease
- Close to South Croydon Station

A well-presented two-bedroom apartment set within a small and well-maintained 1970s purpose-built block, offered in excellent modern condition throughout. Situated on the ever-popular Warham Road in South Croydon, the apartment enjoys a highly convenient location within easy walking distance of South Croydon Station, offering excellent transport links into Central London, as well as the town centre with its wide range of shops, restaurants, and local amenities.

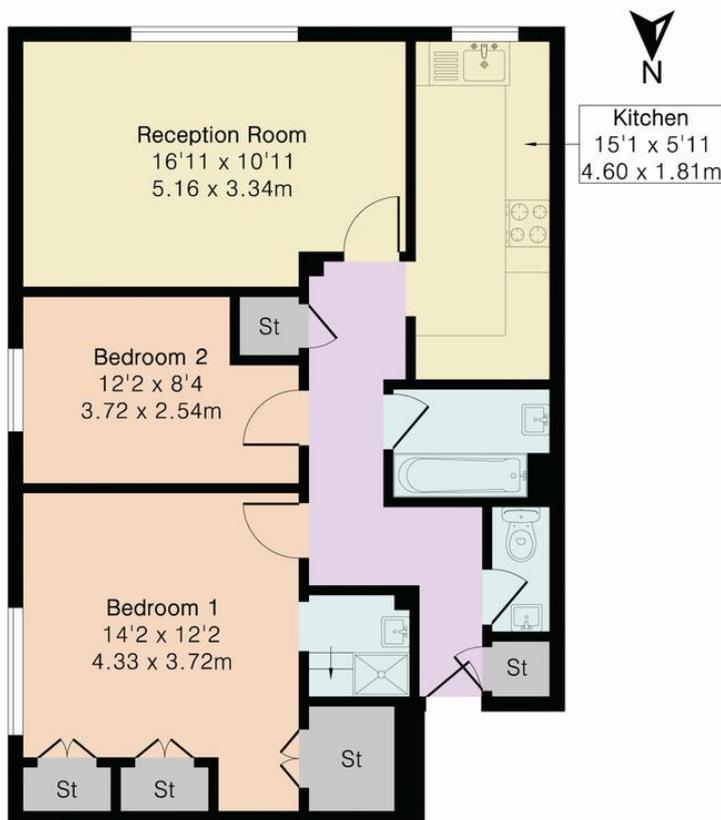
Additional benefits include a long 944-year lease, a private garage providing valuable storage space.

Overall, this is a superb opportunity to acquire a spacious, low-maintenance home in a sought-after location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Approximate Gross Internal Area 768 sq ft - 71 sq m



First Floor



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

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## MARTIN&CO

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