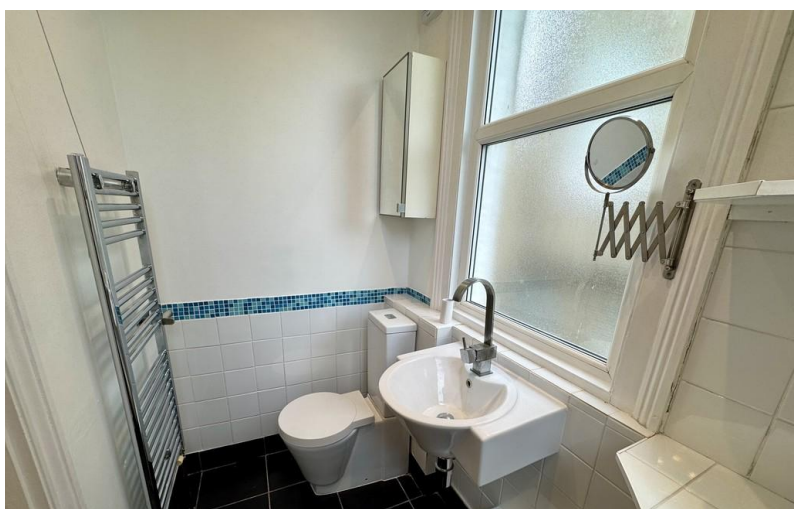
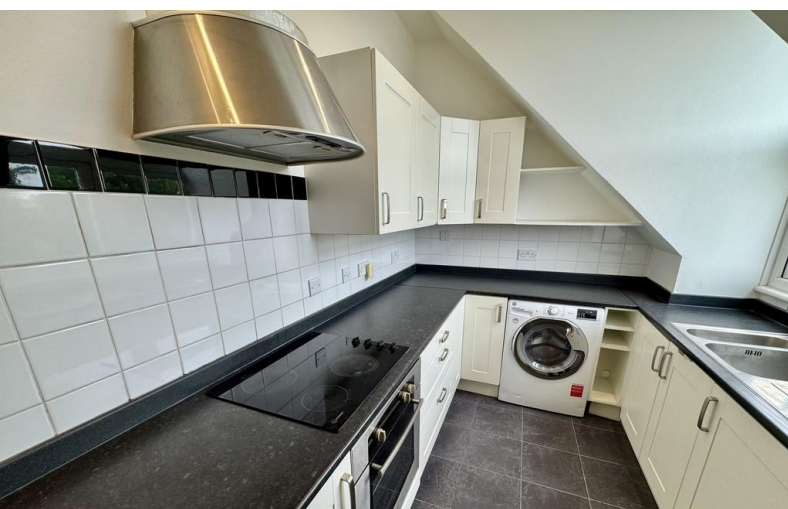


UNDER OFFER



Blenheim Crescent, South Croydon

1 Bedroom, 1 Bathroom, Top Floor Flat

Offers In Excess Of £200,000

MARTIN&CO



GUIDE PRICE £210,000 - £220,000

A SPACIOUS TOP FLOOR FLAT WITH NO ONWARD CHAIN, A VERY LONG LEASE.

- Spacious Top Floor Flat
- 16' Reception Room
- 14' Kitchen
- Double Bedroom
- Gas Heating
- Very Long Lease
- Loft with Potential to Convert

In a popular residential location close to Purley Oaks Station this character top floor flat would make a fantastic first home or letting investment, in our opinion.

Available with no onward chain, the property affords an entrance lobby with stairs leading up to the top floor, a hallway, a 16' reception with feature fireplace, a 12' modern kitchen, a double bedroom, a bathroom/wc, and benefits from gas heating. We understand from the seller that the loft is also included within the demise of the property and may provide some future potential for conversion subject to the usual consents.

Call the seller's sole agent Martin & Co Croydon now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		



Blenheim Crescent, South Croydon, CR2

Approximate Area = 621 sq ft / 58 sq m

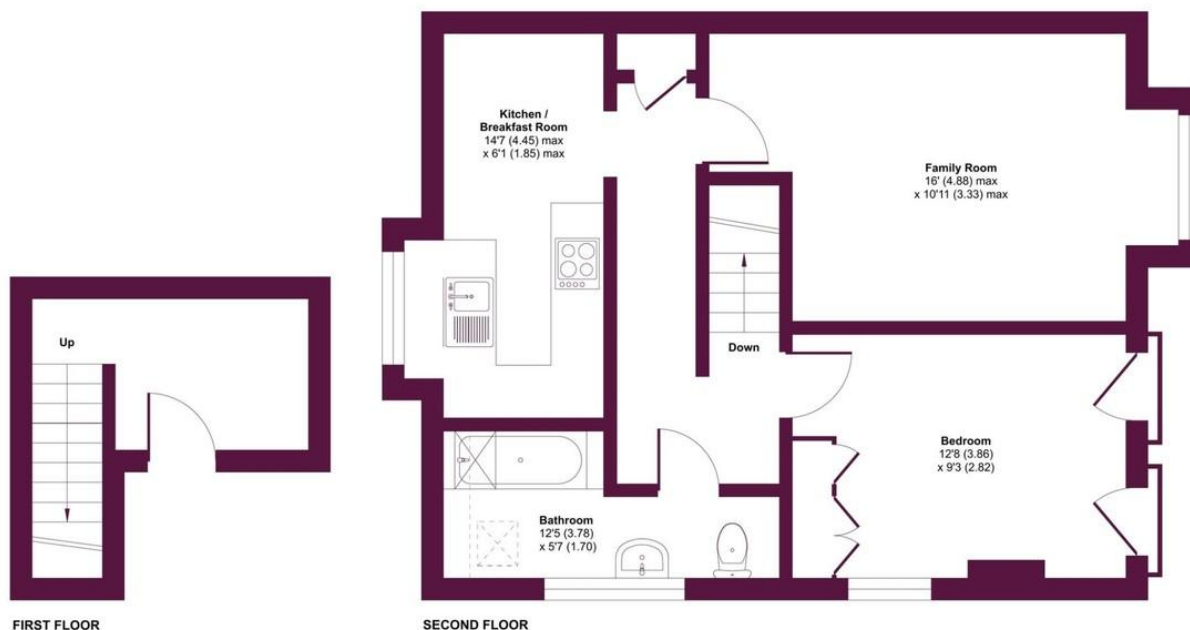
Limited Used Area(s) = 6 sq ft / 1 sq m

Total = 627 sq ft / 59 sq m

For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR

SECOND FLOOR

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>



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.