

FOR SALE



Aberdeen Road, Croydon

2 Bedrooms, 2 Bathroom, Ground Floor Flat

Asking Price Of £425,000

MARTIN&CO



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- Updated to Luxury Living
- 999sqft
- Luxury Kitchen/ Dinner
- Large Private Garden
- Two Bathrooms
- Off-Road Parking
- Side Access

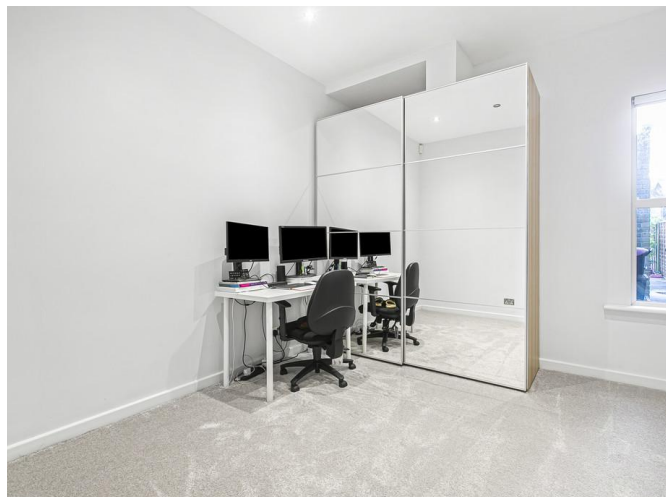
Be the envy of your friends in this ultra-stylish, ultra-cool conversion-style ground floor flat with a beautifully extended and presented through out.

Enjoying a popular and convenient South Croydon setting, just a five minute stroll from the Station the property has a lot to offer, entrance hall leading into 2 double bedrooms master with en-suite bathroom a large living room, 2nd hotel style bathroom, and a superb kitchen/dinner including Bianco Eclipse Natural Stone counter tops a highly desirable island unit, double doors opening on to a large South- facing private garden providing the perfect place for al-fresco entertaining, a morning coffee or a summer sundowner. The property also benefits from off-road parking on the driveway at the front.

With 999 square feet (93sqm) of accommodation this unique property is the same size or similar than some 3 bedroom houses in surrounding area and offers a much more usable layout than many, in our opinion. The flat also comes with a share of the freehold.

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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 999 sq ft - 93 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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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 mpart 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

