



For Sale

Guide Price £325,000 Leasehold

Canning Road, East Croydon

2 Bedrooms Flat

Rental Yield: 4.06%

Martin & Co Croydon
145 Brighton Road, South Croydon, Surrey, CR2 6EF
0208 688 8565
croydon@martinco.com



Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **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.

For Sale

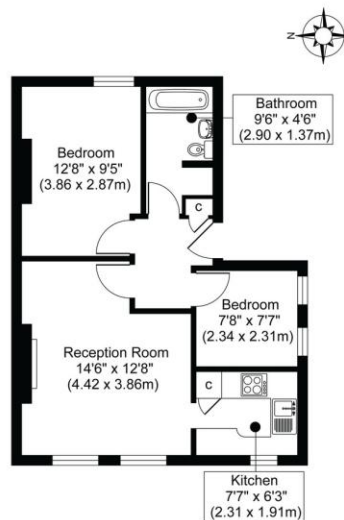
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EAST CROYDON ALERT! Smartly presented top floor flat just 10 minutes from the Station, close to Lebanon Road tramstop. Hall, **BRIGHT** living room, fitted kitchen, 2 bedrooms, modern bathroom/wc, wood flooring, gas heating, parking, own part of garden, **NO CHAIN** - **CALL NOW!** GUIDE £335,-£345,000.

- Top Floor Flat
- 2 Bedrooms
- Large Light Living Room
- Modern Kitchen & Bathroom
- Gas Heating
- Parking
- Own Section of Garden
- No Chain
- EPC Rating:



CANNING ROAD, EAST CROYDON, CR0
TOTAL APPROX FLOORPLAN AREA 481 SQ.FT (44.68 SQ.M)
SECOND FLOOR



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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