

SOLD STC



Sanderstead Road, Sanderstead, South Croydon

2 Bedrooms, 1 Bathroom, Apartment

£275,000

MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Big 835sqft Second Floor Apartment
- Two Proper Double Bedrooms
- Large 22' Living Space
- Modern Kitchen & Bathroom
- Long Lease



18 Qualia House, 137 Sanderstead Road,
Sanderstead, CR2 0FA.

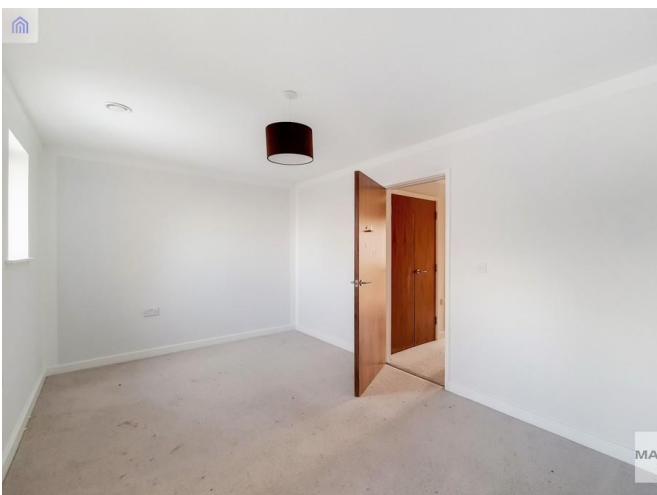
We advise that an offer has been made for the above property in the sum of £265,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Just a stone's throw from Sanderstead Station and it's twin at Purley Oaks, this spacious modern apartment would make an ideal first home for busy commuting professionals or a great letting investment in our opinion.

On the second floor, the property affords a very generous 831sqft of accommodation, comprising an entrance hall, a large 22' reception room, a semi open plan fitted kitchen, a big master bedroom, a proper double-sized second bedroom, and a bathroom/wc. Features to note include double glazing, gas heating - although it should be noted a new boiler is required. Externally there are well-kept communal areas and gardens.

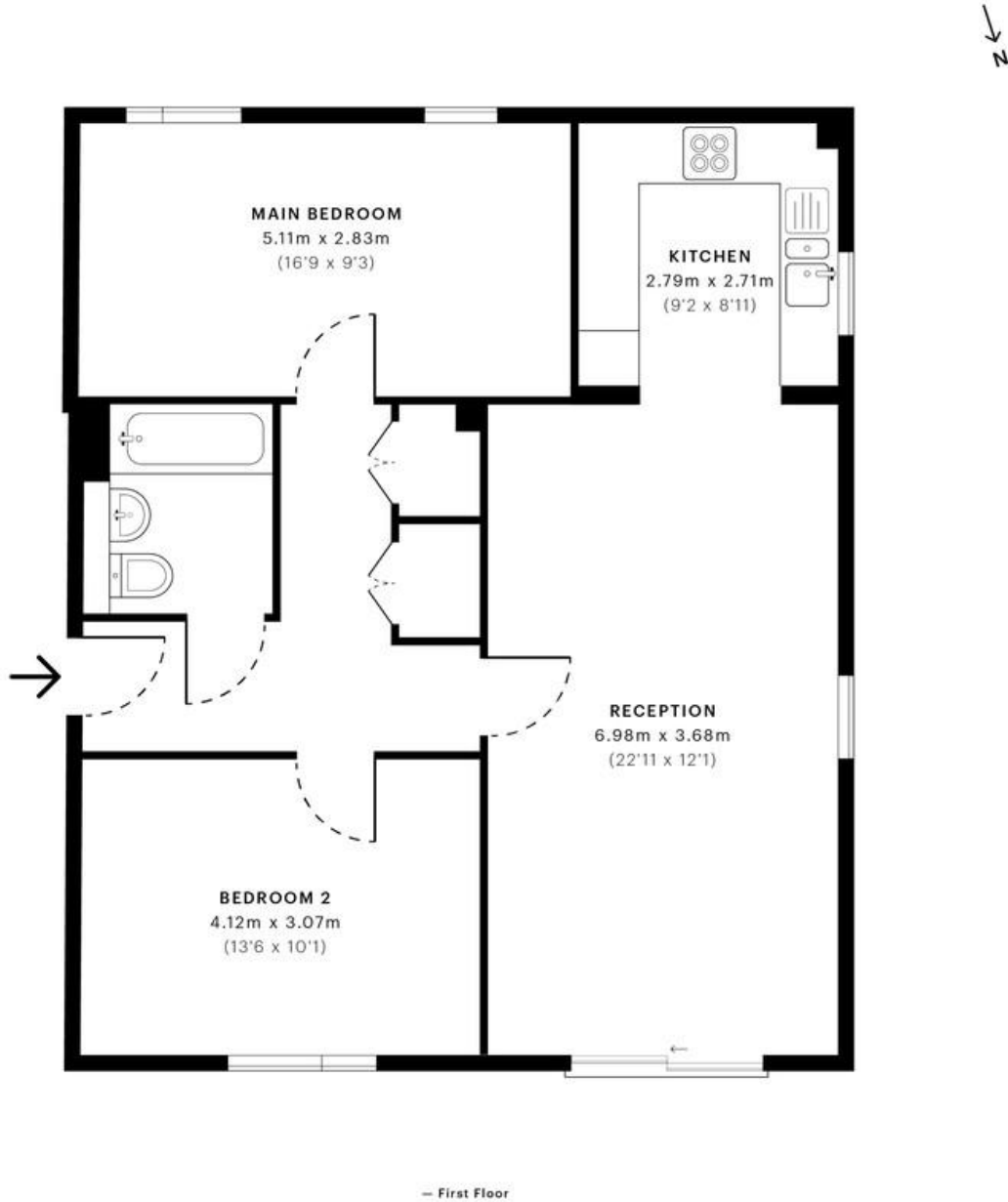
There is an excellent range of local shops cafes and take-aways nearby on Sanderstead Road adjacent parade and there are regular bus services towards Sanderstead village and Croydon town centre. The choice of stations provides regular train services into central London.

Available with no onward chain, call Martin & Co Croydon now for an appointment to view!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		



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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 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