

**SOLD STC**



## **Cotelands, Park Hill**

**2 Bedrooms, 1 Bathroom, Split-Level Maisonette**

**Asking Price Of £355,000**

**MARTIN&CO**



## Cotelands, Park Hill

2 Bedrooms, 1 Bathroom

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- Park Hill Area
- Recently Renovated
- Maisonette
- Spacious
- Split Level



Available with no onward chain and enjoying a fantastic location at the top of sought after Park Hill - close to the Park itself and less than ten minutes from East Croydon Station - this spacious split-level maisonette would make a great first home or letting investment in our opinion.

Accessed via its own front door at ground level with stairs leading up to the first floor the property affords a large, light, dual aspect living/dining room and modern fitted kitchen, whilst on the second floor there is a further landing with, two double bedrooms and a modern shower-room/wc. Features to note include gas central heating and double glazing and the property benefits from Share of Freehold and long 973 year lease.

Externally there are well kept communal grounds and the property has a garage en-bloc. Additional parking is available with a resident's permit in Chichester Road just outside the cul-de-sac..

Pretty Park Hill Park with its iconic castellated water tower and tennis courts is very close by and Park Hill Infants/Junior School is also just a few moments' walk away. Regular bus services on Park Hill Road provide easy access to East Croydon Station which is less than half a mile from the property - an easy stroll taking the cut-through via Fairfield Path to Barclay Road.

For shopping, Sainsbury's in George Street, as well as the town centre, are also within easy reach and there is a convenience store just a couple of minutes away in Chichester Road. Boxpark and a selection of other restaurants, cafes and takeaways can also be found surrounding the Station.

Properties in Park Hill are always highly prized and you should call the Seller's sole agent Martin & Co Croydon



now to avoid disappointment!

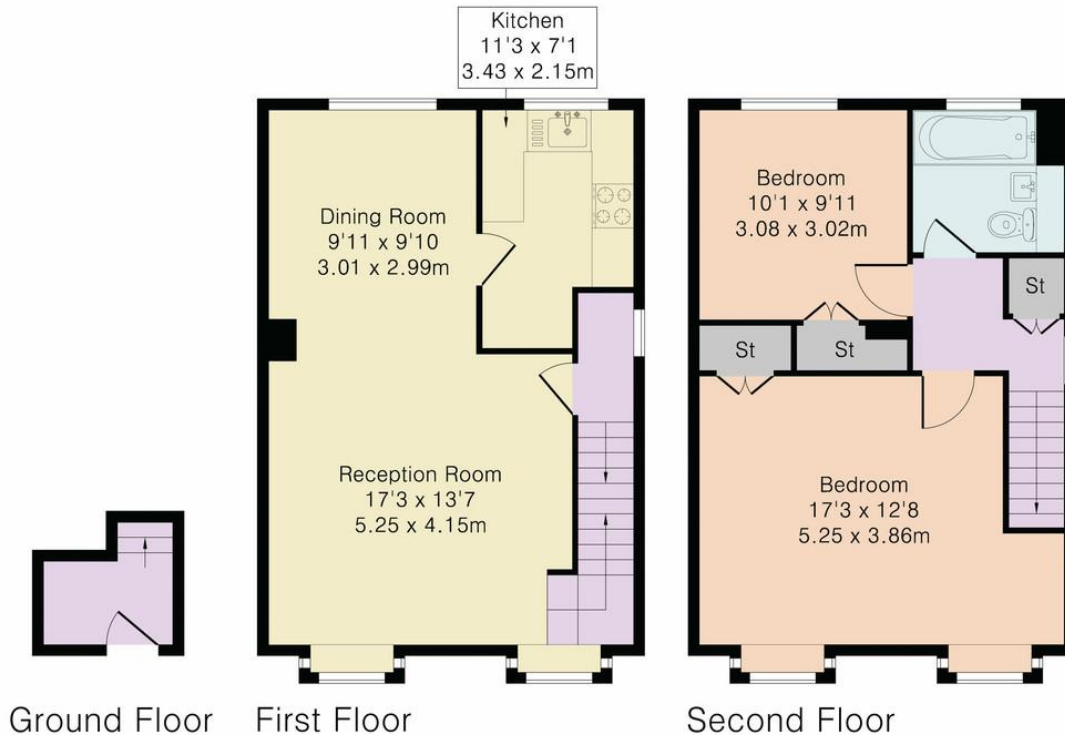


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		





Approximate Gross Internal Area 919 sq ft – 85 sq m  
 Ground Floor Area 29 sq ft – 3 sq m  
 First Floor Area 445 sq ft – 41 sq m  
 Second Floor Area 445 sq ft – 41 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.



## Martin & Co Croydon

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