

**SOLD STC**



**St Augustine's Avenue, South Croydon**

**3 Bedrooms, 1 Bathroom, Apartment**

**Offers In Excess Of £250,000**





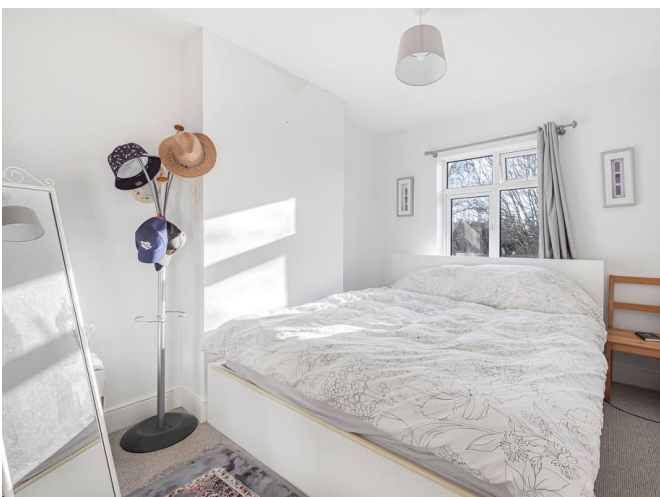
In a popular South Croydon setting, this fantastic recently renovated two/three bedroom first floor conversion is ready and waiting for you to just move into.

- **Stunning Apartment!**
- **2/3 Bedrooms**
- **Recently Renovated**
- **Beautiful Kitchen**
- **Luxury Bathroom**
- **No Chain**
- **First Floor**

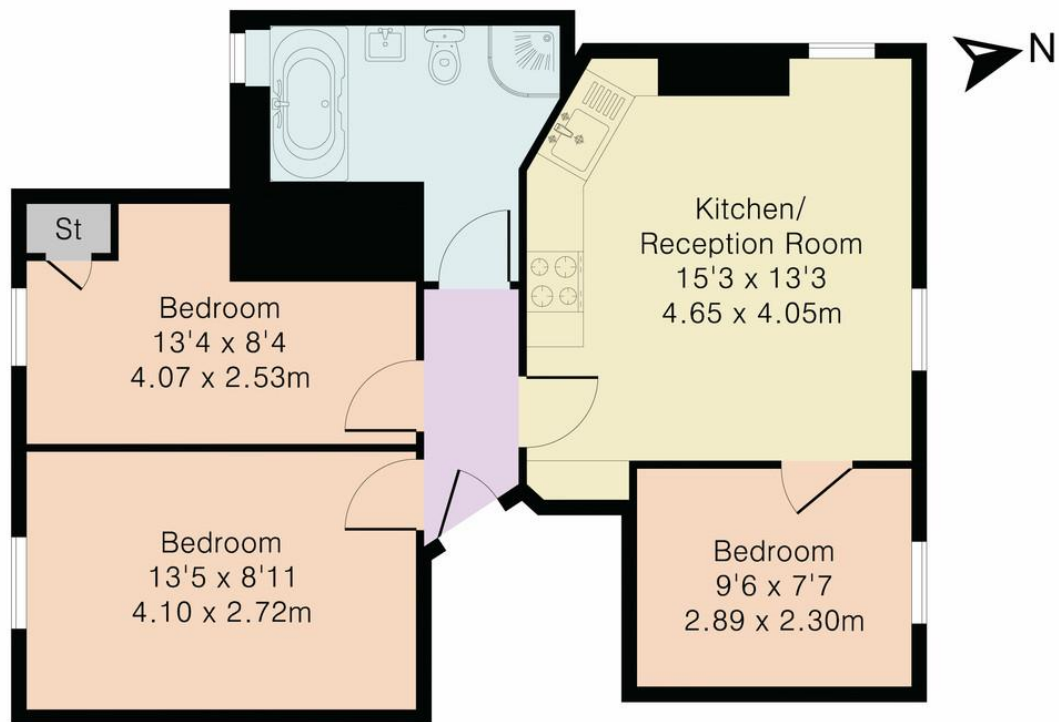
The accommodation affords an entrance hall, a large open-plan reception room with contemporary fitted kitchen, small bedroom, two good-sized bedrooms, a fully-tiled modern bathroom room with separate shower.

For those buyers with a car, parking is free in the road outside and for commuters Sanderstead and Purley Oaks Stations are just half a mile away. There are regular bus services towards Croydon and Purley nearby along Pampisford Road and Brighton Road, where there is also good local convenience shopping. The lovely landscaped ten acre (4 hectare) Haling Grove -, which has been given a Greenflag award - is just a few moments stroll away at the end of Tirlemont Road, ideal for a run or the perfect spot for a Summer picnic.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Approximate Gross Internal Area 600 sq ft - 56 sq m



First Floor



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 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.

