

SOLD STC



Blenheim Crescent, South Croydon

1 Bedroom, 1 Bathroom, Top Floor Flat

Guide Price £210,000

MARTIN&CO



Blenheim Crescent, South Croydon

GUIDE PRICE £210,000 - £220,000

A SPACIOUS TOP FLOOR FLAT WITH NO ONWARD CHAIN, A VERY LONG LEASE.

- Spacious Top Floor Flat
- 16' Reception Room
- 14' Kitchen
- Double Bedroom
- Gas Heating
- Very Long Lease
- Loft with Potential to Convert

In a popular residential location close to Purley Oaks Station this character top floor flat would make a fantastic first home or letting investment, in our opinion.

Available with no onward chain, the property affords an entrance lobby with stairs leading up to the top floor, a hallway, a 16' reception with feature fireplace, a 12' modern kitchen, a double bedroom, a bathroom/wc, and benefits from gas heating. We understand from the seller that the loft is also included within the demise of the property and may provide some future potential for conversion subject to the usual consents.

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		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		



Blenheim Crescent, South Croydon, CR2



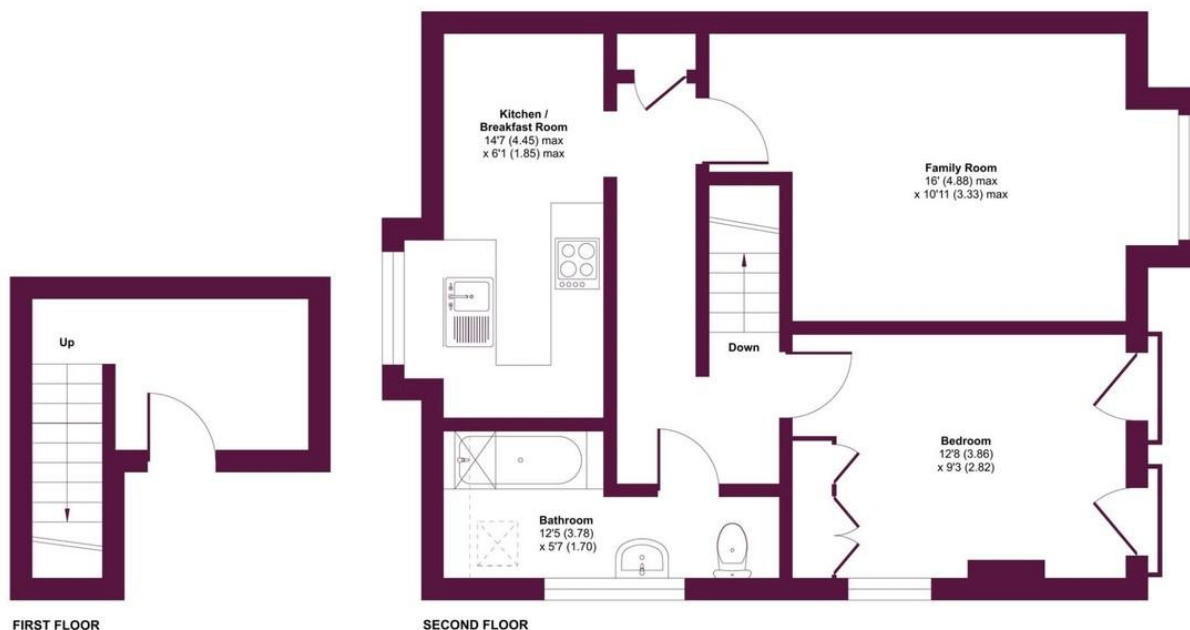
Denotes restricted
head height

Approximate Area = 621 sq ft / 58 sq m

Limited Used Area(s) = 6 sq ft / 1 sq m

Total = 627 sq ft / 59 sq m

For identification only - Not to scale



Martin & Co Croydon

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