

SOLD STC



Avondale Road, South Croydon

3 Bedrooms, 1 Bathroom, Top Floor Flat

Guide Price £325,000





On the first (top) floor of a handsome bay-fronted period-built property, this superbly spacious 879sqft flat (82sqm) ticks all the boxes and would make a fantastic first purchase, in our opinion.

- Spacious Top Floor Flat
- Two Double Bedrooms
- Useful Study/Third Bedroom
- 16' Reception Room
- Modern Kitchen & Bathroom
- Own Garden
- Share of Freehold & Long Lease

Accessed via the main door of the building, which leads to an entrance lobby shared with one other flat only, the property's own front door then leads to stairs up to the long first floor hallway. At the front of the building facing Avondale Road is the large 16' living room - the bay window and high ceilings providing a great feeling of light and space, leading off the living room is a useful home office which could be used as a smaller third bedroom if required. There are two good-sized double bedrooms, one at the rear of the building - which is currently used as a dining room - affords great views over the valley, towards leafy Croham Hurst. Finally the accommodation also provides a modern fitted kitchen, a bathroom and a separate wc. All the principal rooms benefit from gas heating and double glazing. Externally, the property enjoys its own section of the rear garden.

The flat is close to a good range of local shops, cafes, restaurants and takeaways - as well as regular bus services towards Croydon & Purley - along nearby Brighton Road. South Croydon Station and a wider range of shops and bars are within a 10 minute walk.

As well as a very long lease with 959 years remaining the property is to be sold with a share of the freehold. Consequently the outgoings are also very modest in comparison to most flats.

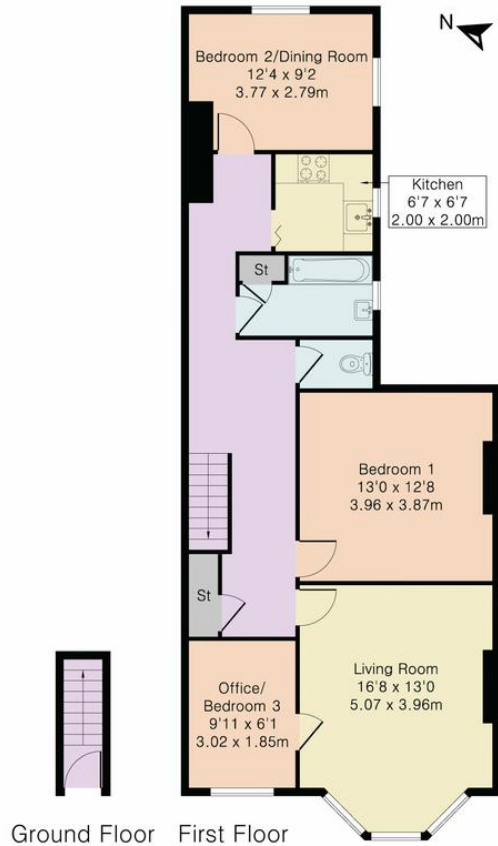
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	54 E	
21-38	F		
1-20	G		



Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!



Approximate Gross Internal Area 879 sq ft - 82 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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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.

