

FOR SALE



Sanderstead Road, South Croydon

2 Bedrooms, 1 Bathroom, Top Floor Flat

Offers In Excess Of £325,000

MARTIN&CO



Sanderstead Road, South Croydon

Enjoying a popular and convenient location, just a short stroll from both Sanderstead and Purley Oaks Stations, this particularly spacious top (2nd) floor flat simply must be seen, to be fully appreciated.

- A Particularly Spacious Top Floor Flat
- Over 1100 Sq Ft (104SQM)
- Large 19' Reception Room with Feature Exposed Brick Wall
- Eat-In Kitchen
- Two Large Double Bedrooms
- Separate Internal Study

one of only two flats in the building, the property comprises a split-level hallway, a big 20' living room with large windows and an exposed brick wall giving the room a cool loft-like vibe, an eat-in kitchen, two double bedrooms, a separate internal study or store room, a bathroom/wc and benefits from gas heating.

The flat is close to a good range of local shops, cafes, restaurants and takeaways, within easy walking distance of both Sanderstead and Purley Oaks Stations. Regular bus services towards Croydon & Purley are also right outside, along Brighton Road.

Probably the largest property available locally at this price point - call Martin & Co Croydon now for an appointment to view!

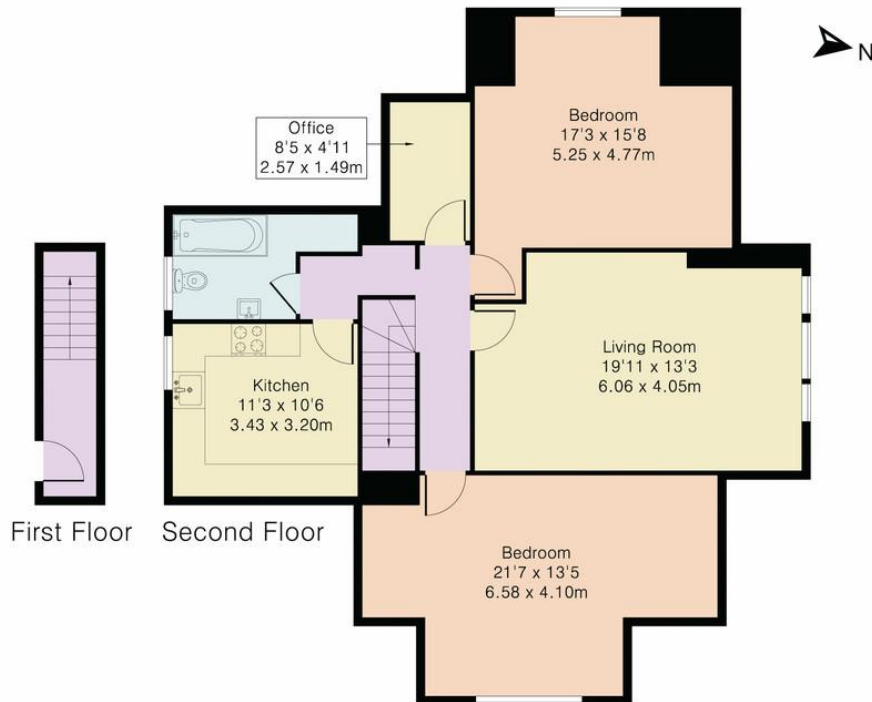
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 1126 sq ft - 104 sq m

First Floor Area 48 sq ft – 4 sq m

Second Floor Area 1078 sq ft – 100 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.



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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

