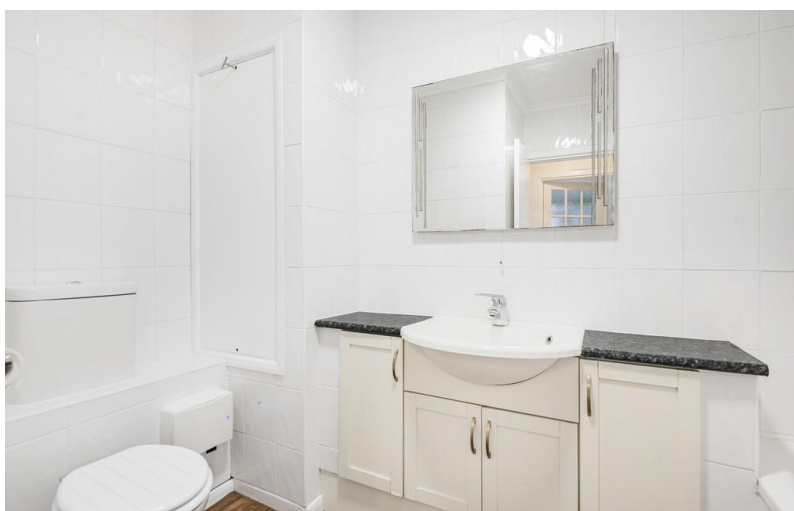


**SOLD STC**



**Haling Park Road, South Croydon**

**1 Bedroom, 1 Bathroom, Ground Floor Flat**

**Asking Price Of £225,000**

**MARTIN&CO**





## Haling Park Road, South Croydon

1 Bedroom, 1 Bathroom

Asking Price Of £225,000

- Ground Floor Flat
- New Carpets & Decor
- Spacious Living Room
- Separate Kitchen
- Modern Bathroom

In a popular South Croydon setting, just 10 minutes from the Station, this bright ground floor purpose built flat has been newly redecorated and would make a fantastic first purchase or letting investment!

The accommodation affords an entrance hall with useful storage cupboards, a lovely light 16' dual aspect living room, a separate kitchen, a double bedroom with built-in wardrobe and a modern bathroom/wc. Externally there are well kept communal areas, a lovely rear garden with manicured lawn which backs onto Whitgift School's playing field and the property has a garage en-bloc, also at the rear.

For commuters, South Croydon Station is within easy reach and there are regular bus services along nearby Brighton Road towards Croydon and Purley. A range of convenience stores cafes and takeaways, including a small Sainsbury's supermarket are also close at hand, whilst a wider selection of shops, bars and eateries can be found at South End and in the Restaurant Quarter, both just a 10-15 minute walk away.



Offered for sale with a very long lease and no onward chain, you should call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!





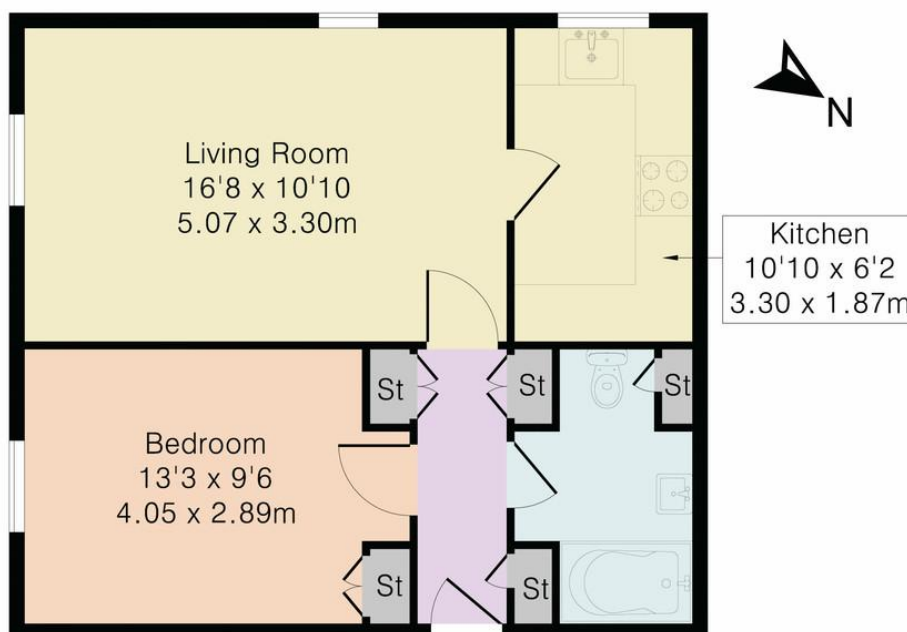
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		







**Approximate Gross Internal Area 474 sq ft - 44 sq m**



**Ground 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.



## Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF  
T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

**0208 688 8565**

<http://www.martinco.com>

**MARTIN&CO**

**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 m 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

