

SOLD STC



Heathfield Road, South Croydon

1 Bedroom, 1 Bathroom, Ground Floor Flat

Asking Price Of £260,000



ENJOY A BBQ SUMMER!

If you are looking for a flat with direct access to a garden, don't miss this lovely ground floor maisonette-style property which enjoys use of the sunny garden at the rear!

- Spacious Ground Floor Flat
- Direct Access to Sunny Rear Garden
- 14' Double Bedroom
- 13' Reception Room
- 13' Separate Kitchen
- 5 Minutes to South Croydon Station
- Close to Shops, Bars & Eateries

Enjoying a popular and convenient location, close to South Croydon's excellent local shopping area and just 5 minutes from the station, the property has a private entrance to the front and affords a hallway, a 13' reception room with feature cast-iron fireplace, a 13' kitchen with space for a dining table, a 14' double bedroom with bay window and another feature fireplace, a modern bathroom/wc and benefits from gas heating. This is the only flat in the building with direct access to the communal rear garden, which has a lawned area and a generous paved patio - the perfect place for al fresco entertaining or to enjoy a Summer sundowner!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

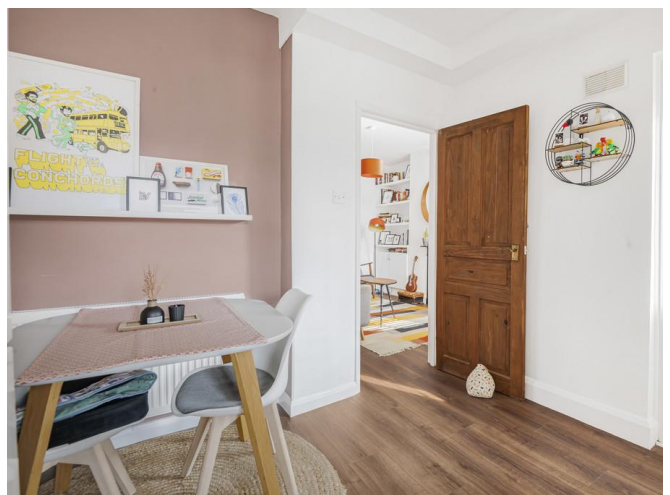
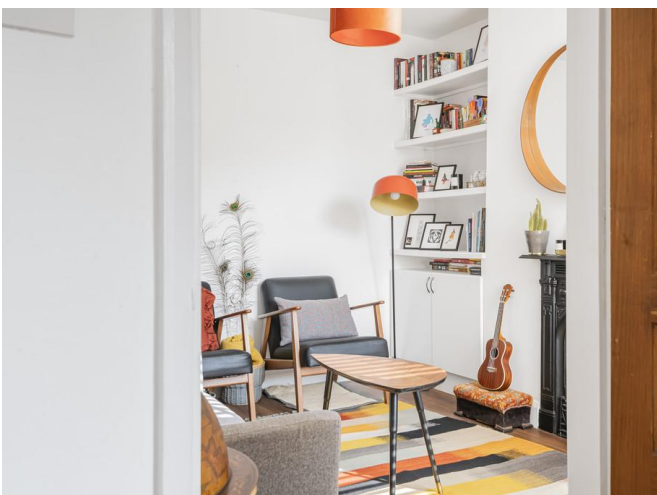
Heathfield Road is perfectly placed just a short walk from South Croydon's excellent local amenities including the Station, a range of local shops, cafes, bars, restaurants and takeaways. The Restaurant Quarter is also just around the corner, whilst the town centre can be easily reached either on foot or by nearby bus services.

The property has a very long lease and is being sold together with a share of the freehold. Consequently the outgoings are very low – only buildings insurance,



currently £643.85 – making this a great first purchase or letting investment, in our opinion.

Don't miss out – call the seller's sole agent Martin & Co Croydon now for an appointment to view!



Approximate Gross Internal Area 611 sq ft - 57 sq m



Lower 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

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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.

