

**FOR SALE**



**Park Lane, East Croydon**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £280,000**





Forming part of a striking mid-rise development built by prestigious developer Berkeley Homes in 2001, this lovely flat is the ideal first home or perfect pied a terre for the discerning purchaser.

- Two Bedrooms & Two Bathrooms
- Large Living Room
- Private Balcony
- Secure Allocated Parking Space
- Part-Time Concierge Service
- Communal Roof Terrace
- Close to East Croydon Station

Located on the first floor, the property offers an entrance hall, spacious accommodation of a spacious living space with open-plan kitchen area and doors to the private balcony, a master bedroom with en suite shower room/wc, a second double bedroom and a bathroom/wc. Externally there are well kept communal areas including a communal roof terrace and the property benefits from an allocated parking space in the gated car park. The building also benefits from a passenger lift to all floors including the car park and there is a part-time concierge service.

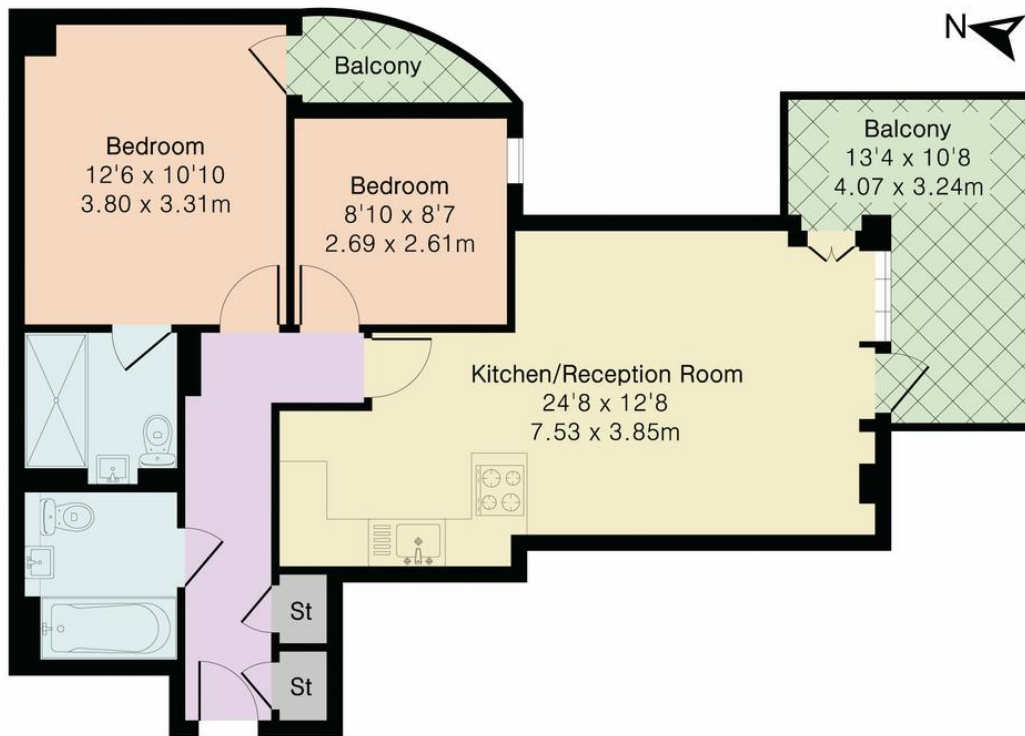
Skyline Court was one of the first of the modern generation of taller buildings in Croydon and is conveniently situated close to the town centre, East Croydon Station and the bars and eateries of the Restaurant Quarter.

Available with no onward chain, 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		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Approximate Gross Internal Area 671 sq ft - 62 sq m



First 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>



**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.

