

**FOR SALE**



**Elgin Road, East Croydon**

**1 Bedroom, 1 Bathroom, Flat with Own Garden**

**Asking Price Of £270,000**



If you are looking for a property with plenty of space for al-fresco entertaining then don't miss this newly redecorated, ground floor, conversion which comes with its own large sunny rear garden.

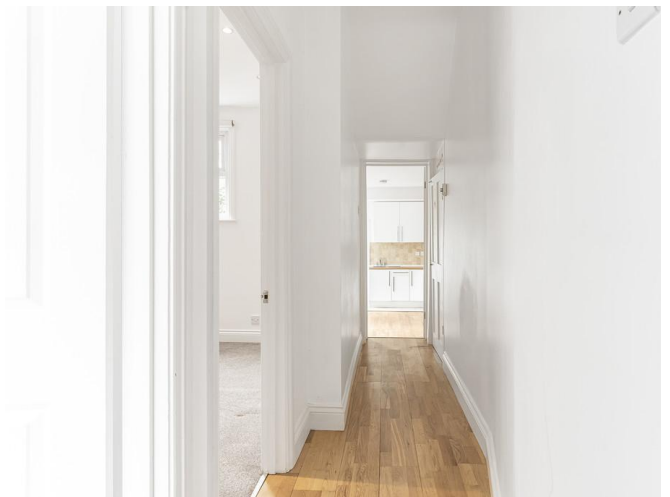
- Ground Floor Flat with Own Garden
- Bright Reception Room
- Open-Plan Kitchen/Dining Room
- Fitted Kitchen Area
- Smart Modern Shower Room/WC
- Gas Heating
- Close to Tramlink

Forming part of a handsome period property with a beautiful mellow brick exterior, enjoying a popular and convenient location close to the Sandilands tramstop, this bright flat affords an entrance hall, a bright reception room, an open-plan kitchen/dining room with modern fitted kitchen area, a double bedroom and a spacious shower room/wc. Features to note include gas heating, double glazing and new carpets to the bedrooms. Externally there is a private, sunny, West facing 58' rear garden with a secluded aspect which could be the perfect spot for a BBQ with friends, or a Summer sundowner.

For commuters there are regular bus services very nearby along the Addiscombe and Lower Addiscombe Roads, whilst Tramlink is also just a few minutes stroll away and Addiscombe's excellent local shopping area is within easy reach.

Available with no onward chain, call the seller's sole agent - Martin & Co Croydon - for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 505 sq ft - 47 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.

