

**FOR SALE**



**Normanton Road, South Croydon**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £245,000**

**MARTIN&CO**



FABULOUS TOP FLOOR FLAT...try saying that after a few drinks, but you won't need the beer goggles to realise this is the home for you! Handsome period building close to station, entrance hall, large reception room, fitted kitchen, double bedroom, hotel style bathroom. The property benefits from Share of Freehold, no ground rent, low service charge and no chain!- VIEWING HIGHLY RECOMMEND!

- Fantastic 1 Bedroom Apartment
- Top Floor
- Contemporary Finish
- Roomy
- Long Lease
- No Chain
- Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





**Approximate Gross Internal Area 527 sq ft - 49 sq m**



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 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.