

**FOR SALE**



**Kendra Hall Road, South Croydon**

**2 Bedrooms, 2 Bathroom, Flat**

**Asking Price Of £250,000**

**MARTIN&CO**



## Kendra Hall Road, South Croydon

### 2 Bedrooms, 2 Bathroom

### Asking Price Of £250,000

- Ground Floor Flat
- Spacious 23' Open-Plan Living Area
- Two Double Bedrooms
- Two Bathrooms - One En-Suite
- Own Patio Area



#### Notice Of Offer:

Property Address: Flat 2, 2 Kendra Hall Road, South Croydon, CR2 6DT.

We advise that an offer has been made for the above property in the sum of £260,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Martin & Co, Croydon, 145 Brighton Road, South Croydon, CR2 6EF

Agents Telephone Number: 0208 688 8565

In a popular South Croydon location, 'twixt Croydon & Purley town centres, this good-sized ground floor flat has been competitively priced to attract immediate interest and should be viewed without delay!

The accommodation affords an entrance hall, a large 23' open-plan living space with doors to a private patio area which leads on to the communal gardens, a fitted kitchen area, a master bedroom with en-suite shower-room/wc, a second double bedroom and a full bathroom/wc. Features to note include gas heating and double glazing and the property benefits from a long remaining lease term of 135 years.

Externally there are well-kept communal areas and gardens, whilst the property also has an allocated parking space at the car park at the rear, close to the private patio area.

Kendra Hall Road is a cul-de sac leading off Pampisford Road, where there are regular bus services towards Croydon & Purley. For those with children there are a number of schools nearby, including Regina





Coeli Catholic Scholl and a Harris Academy at either end of the Kendra Hall Road itself.

Available with no onward chain you should call Martin & Co Croydon for an appointment to view!

AGENTS NOTE: DUE TO THE CIRCUMSTANCES OF THE SALE THIS PROPERTY MUST REMAIN ON THE MARKET UNTIL CONTRACTS ARE EXCHANGED.





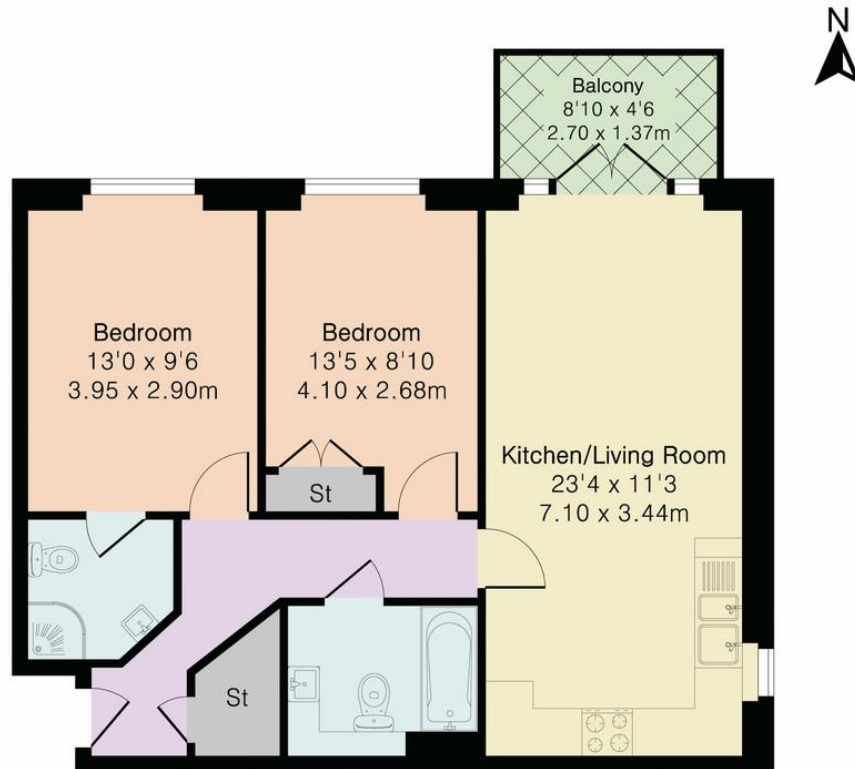
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		







Approximate Gross Internal Area 694 sq ft - 64 sq m



Ground 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

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 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.

