

**FOR SALE**



**Nottingham Road, South Croydon**

**1 Bedroom, 1 Bathroom, Top Floor Flat**

**Offers In Excess Of £190,000**

**MARTIN&CO**



## Nottingham Road, South Croydon

- Top Floor Flat
- 10 Minutes to South Croydon Station
- 22' Open-Plan Living Space
- Double Bedroom with Wardrobe
- Modern Kitchen & Bathroom
- Easy Reach of Shops, Bars and Cafes
- Newly Extended Lease Upon

Offered at a very competitive asking price to attract immediate interest this great value top floor flat, which is just 10 minutes from South Croydon Station, would make a fantastic first home or letting investment in our opinion.

Forming part of a low rise block and located on the second floor the flat affords an entrance hall, a 22' open-plan living space with fitted kitchen area, a double bedroom with built-in wardrobe and a modern bathroom/wc. Externally there are recently redecorated communal areas and there is off-road parking on a 'first come-first served basis' at the rear.

Nottingham Road is in a popular part of leafy South Croydon, quieter and yet close to the areas' excellent local shops, bars and cafés, whilst the town centre and the Restaurant Quarter are also within a half-mile radius.

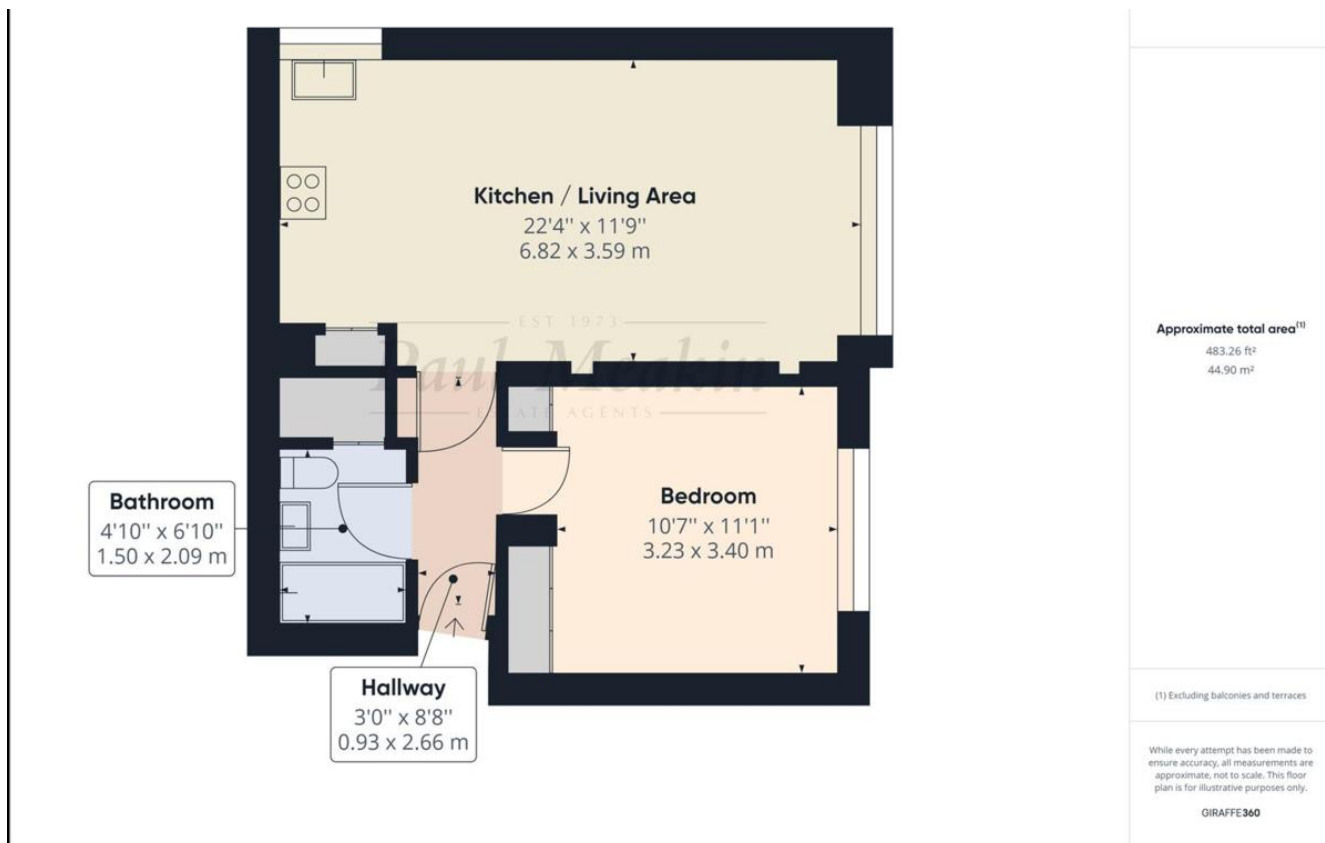
The seller is in the process of extending the current lease term to 171 years and the outgoings are in the region of £1,500pa making the flat comparatively cheap to run.

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

%epcGraph\_c\_1\_331%







## 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 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. **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

