

SOLD STC



Granville Close, East Croydon

1 Bedroom, 1 Bathroom, First Floor Flat

Asking Price Of £220,000

MARTIN&CO



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- Bright First Floor Flat
- 2 Minutes to East Croydon Station
- Bright 14' Reception Room
- Separate Modern Kitchen & Bathroom
- 13' Double Bedroom
- Gas Heating & Double Glazing
- Long Lease

Located just 0.2 miles from East Croydon Station, this bright first floor purpose-built flat offers the perfect blend of comfort and convenience and would make a fantastic first home or letting investment.

The accommodation affords a 14' reception room with a large West facing window allowing in lots of natural light, a separate fitted kitchen with oven and gas hob, a 13' double bedroom and a modern bathroom/wc with over-bath shower and a glass shower screen. Features to note include gas heating to radiators, double glazed windows and modern entry-phone access.

Externally there are well-kept communal areas and the property also benefits from a valuable allocated parking space, which it may be possible to rent out, if not required for an own vehicle.

Only a short stroll from the Station and Tramlink, this property offers excellent transport links, making it ideal for commuters. It is also conveniently located near local shops and restaurants – including Boxpark, providing everything you need within easy reach.

Offered for sale with a newly extended 180 year lease upon completion this is an exceptional opportunity to own a property in a sought-after and convenient setting.

Available with no onward chain you should call Martin & Co Croydon now to avoid disappointment!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 478 sq ft - 44 sq m



First 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.



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