



Guide Price £195,000 Leasehold

For Sale

Brighton Road, South Croydon, CR2 6AA



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MARTIN & CO

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145 Brighton Road, South Croydon, Surrey, CR2 6EF

Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. Sonic / laser Tape: All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. All Measurements: All Measurements are Approximate: 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.

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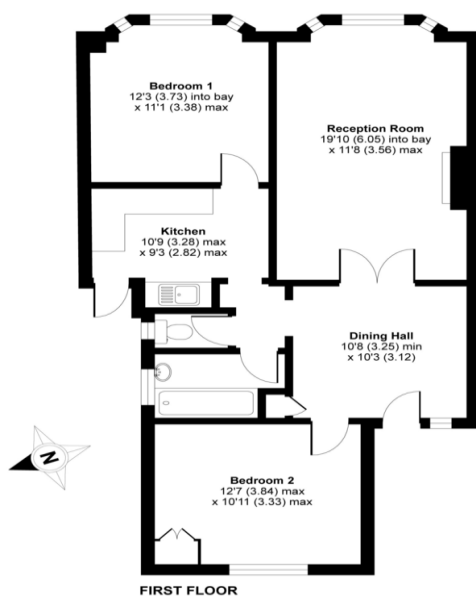
2 Bedroom Apartment

A spacious 2 double bedroom first floor flat in a popular mansion block located above commercial premises. Ideally situated close to the Tesco local and numerous local shops & cafes, within walking distance of South Croydon Station. Cash buyers preferred as a 61 year lease which is reflected in the realistic guide price. Lease extension available at the buyers expense. A great investment as a first home or as a buy to let opportunity. Vacant possession.

- First Floor
- 2 Double Bedrooms
- Large Reception Room
- Wide Entrance/Dining Room
- Well Presented
- Close to South Croydon Station
- Good Local Shops
- Vacant Possession



Brighton Road, South Croydon, CR2
APPROX. GROSS INTERNAL FLOOR AREA 800 SQ FT 74.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.



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