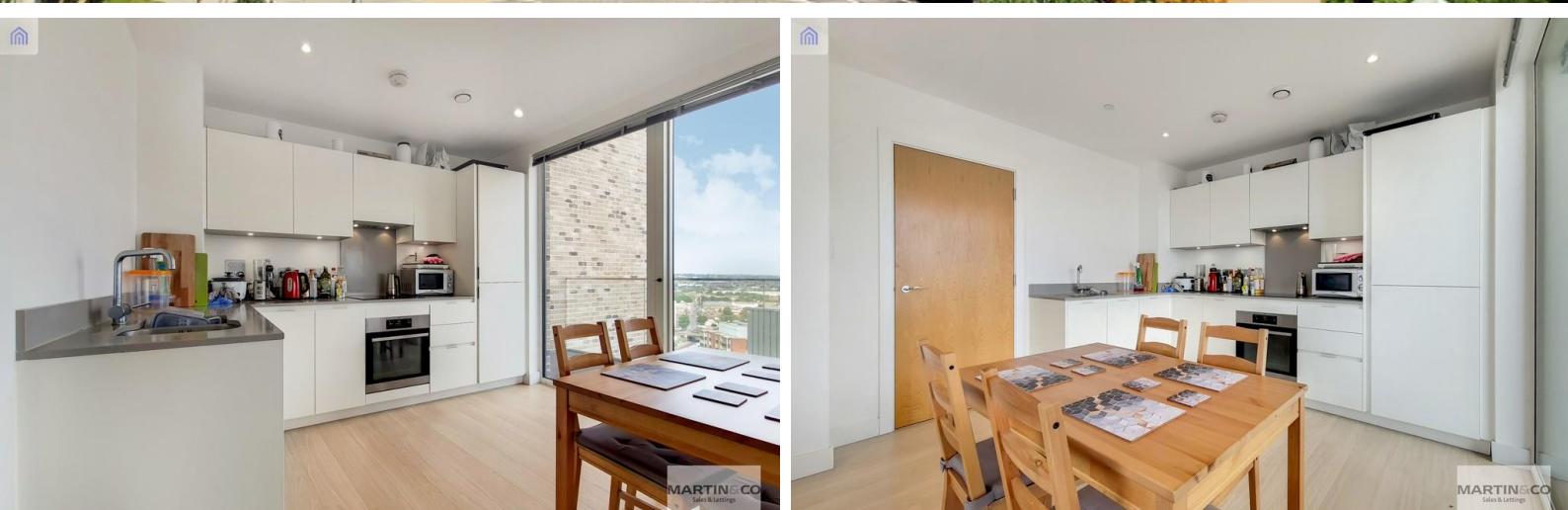


FOR SALE

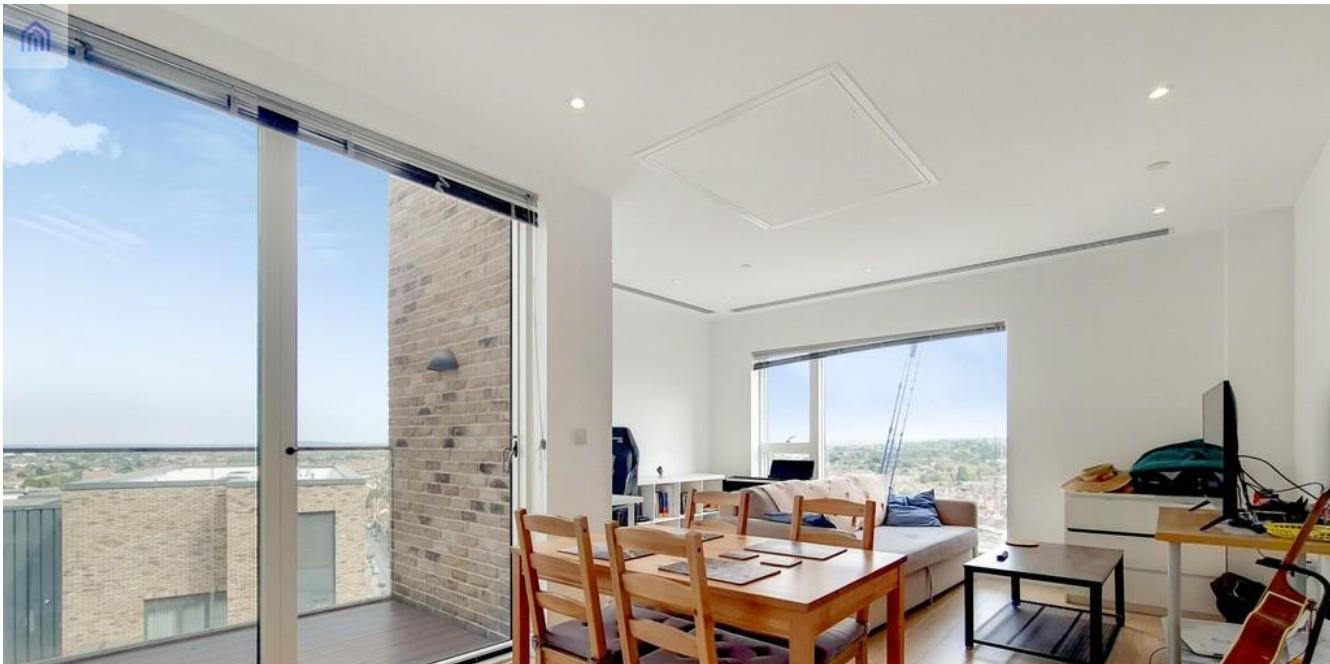


Cherry Orchard Road, East Croydon

1 Bedroom, 1 Bathroom, Apartment

Guide Price £330,000

MARTIN&CO



Cherry Orchard Road, East Croydon

- Luxury 1 Bedroom Apartment
- Prestigious 'Morello' Development
- Hotel Style Finish
- Spacious Storage/Utility Room
- 16th Floor with Fantastic Views
- Cooling and Heating System
- Concierge & Resident's Gym

Forming part of the prestigious 'Morello' development, just a few moments walk from the favoured station at East Croydon, this lovely, light and spacious apartment would make a superb home for the busy commuter or an excellent investment property.

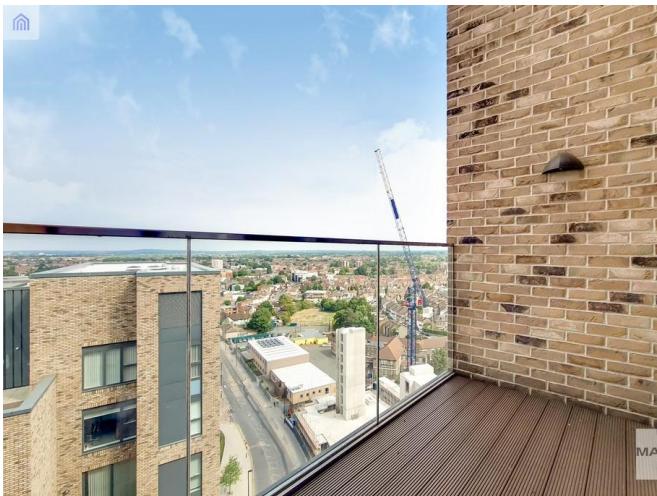
On the 16th floor, with far-reaching views, the flat affords an entrance hall with large storage/utility cupboard, a generously proportioned open plan living/dining room with luxurious fitted kitchen area, a private balcony, double bedroom with built-in wardrobe, and a smart modern bathroom/wc. Downstairs there is a large lobby with meeting area, and the property also benefits from the concierge service and use of the resident's gymnasium with a comprehensive range of machines and equipment in the adjacent block.

East Croydon Station is one of the busiest non-terminus stations in London, as well as in the United Kingdom as a whole and provides fast services into central London and out to Gatwick and the South coast. There is also a Tramlink stop at the Station which has a direct link to Wimbledon town centre, with its District Line London Underground Station.

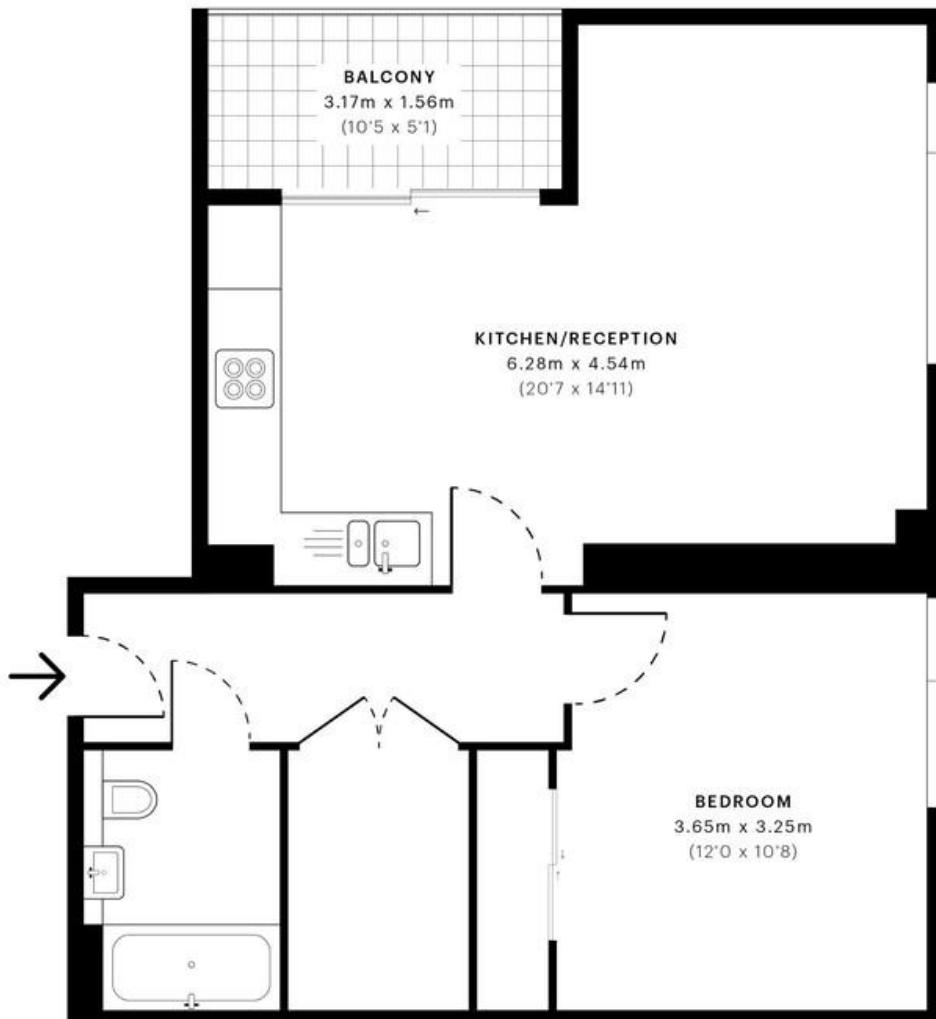
There is a good selection of local stores and smaller supermarkets within easy reach on George Street. Nearby Boxpark offers an amazing range of bars and eateries whilst the town centre's main shopping and leisure facilities are just a 10 minute walk away.

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

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— Sixteenth Floor

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 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 LOAN'S 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