



FOR SALE

MARTIN
Sales & Letting



**Sanderstead Road, Sanderstead,
South Croydon**

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £285,000

MARTIN&CO



18 Qualia House , 137

Sanderstead Road

- Big 835sqft Second Floor Apartment
- Two Proper Double Bedrooms
- Large 22' Living Space
- Modern Kitchen & Bathroom
- Long Lease

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		

SPACIOUS MODERN APARTMENT IN SOUGHT-AFTER SANDERSTEAD SETTING! Superbly spacious second floor 2013 built flat with 2 DOUBLE BEDROOMS just 2 MINUTES FROM THE STATION. Hall LARGE living room, kitchen, bathroom/wc. NO ONWARD CHAIN - VIEW TODAY!!

Just a stone's throw from Sanderstead Station and it's twin at Purley Oaks, this spacious modern apartment would make an ideal first home for busy commuting professionals or a great letting investment in our opinion.

On the second floor, the property affords a very generous 831sqft of accommodation, comprising an entrance hall, a large 22' reception room, a semi open plan fitted kitchen, a big master bedroom, a proper double-sized second bedroom, and a bathroom/wc. Features to note include double glazing, gas heating - although it should be noted a new boiler is required. Externally there are well-kept communal areas and gardens.

There is an excellent range of local shops cafes and take-aways nearby on Sanderstead Road adjacent parade and there are regular bus services



Qualia House, CR2

CAPTURE DATE 14/12/2022 LASER SCAN POINTS 43,737,672

GROSS INTERNAL AREA

77.25 sqm / 831.51 sqft



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