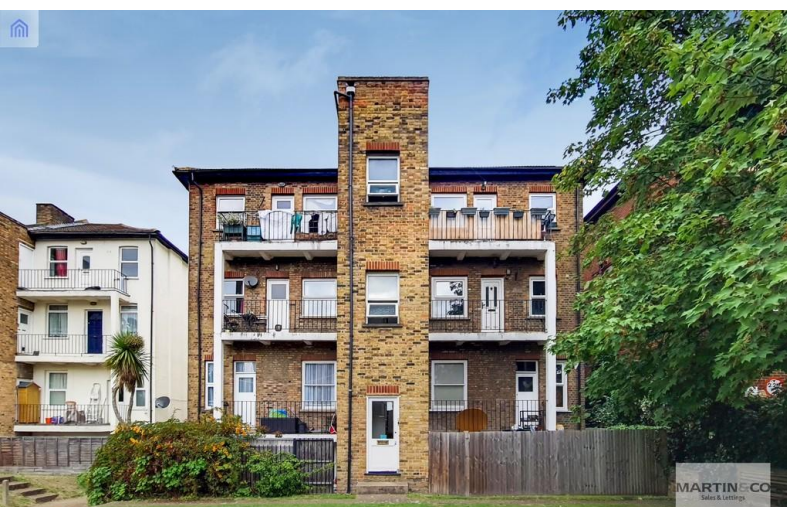


**SOLD STC**



**Elmwood Road, Croydon**

**2 Bedrooms, 1 Bathroom, Flat**

**Asking Price Of £235,000**







## Elmwood Road, Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £235,000

- Spacious First Floor Flat
- Two Double Bedrooms
- 19' Reception Room
- Stunning Modern Fitted Kitchen
- Sunny Private Balcony

In a quiet tree-lined road just a 10 minute stroll from West Croydon Station this spacious first floor conversion flat is offered for sale at a competitive price and would make a great home or investment for the canny buyer.

The accommodation affords an entrance hall, a particularly spacious 19' x 13' reception room, a stunning fitted kitchen with red gloss units complimented by black granite worktops and dark statement 'metro' tiling, a 14' main bedroom, an 11' second bedroom and a large bathroom/wc. Externally the property benefits from a sunny private balcony and there are well kept communal areas and gardens.

For those with a car permit parking is available in Elmwood Road and the vendors rent two garages at the rear which may be available to new owners. There are regular bus services nearby along London Road and West Croydon Station with its mainline and London Overground services is just under half a mile away.

We understand the current owners are willing to extend the existing lease and the buyer will benefit from the new term of approximately 160 years upon completion.

Call the seller's sole agents Martin & Co Croydon now for an appointment to view!





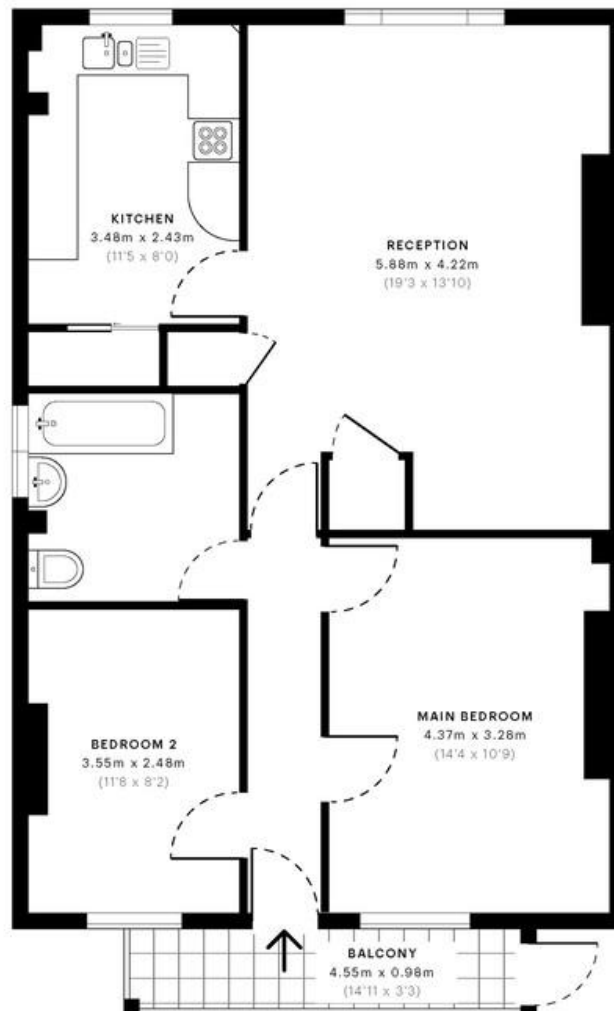




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		







— First Floor

## 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>



**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.