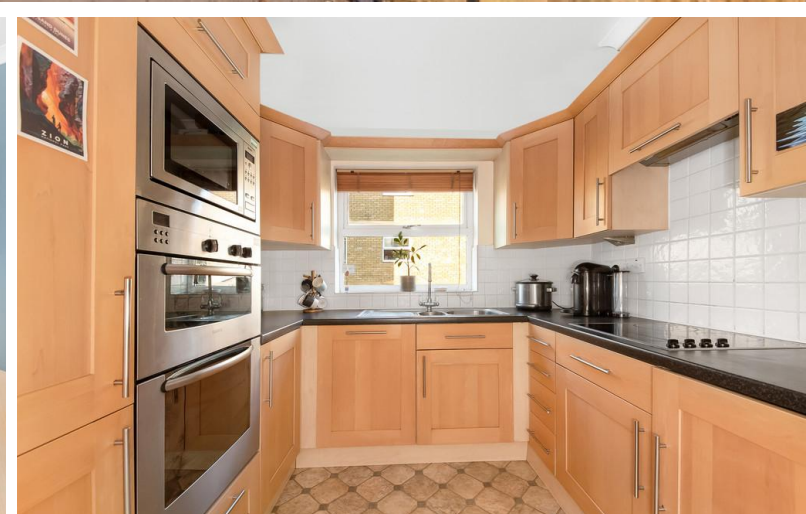


FOR SALE



Nottingham Road, South Croydon

2 Bedrooms, 2 Bathroom, First Floor Flat

Offers In Excess Of £310,000





Nottingham Road, South Croydon

2 Bedrooms, 2 Bathroom

Offers In Excess Of £310,000

- Stunning 2 Bedroom Apartment
- No Ground Rent
- Service Charge £1620pa
- Underfloor Heating
- Gated Development

FANTASTIC MODERN first floor apartment with 2 DOUBLE BEDROOMS, 2 BATHROOMS and PARKING!

Brockham Court is a small modern development close to South Croydon Station & town centre, In very good condition, the flat affords a large reception room, a fitted kitchen, master bedroom with en-suite shower room/wc and built in wardrobe, second double bedroom, and main bathroom/wc.

Externally there are well kept communal areas and gardens as well as off road parking behind secure gates. The flat benefits from underfloor heating, Share of Freehold no ground rent, Service Charge £1620pa! Call Martin & Co now for an appointment to view!





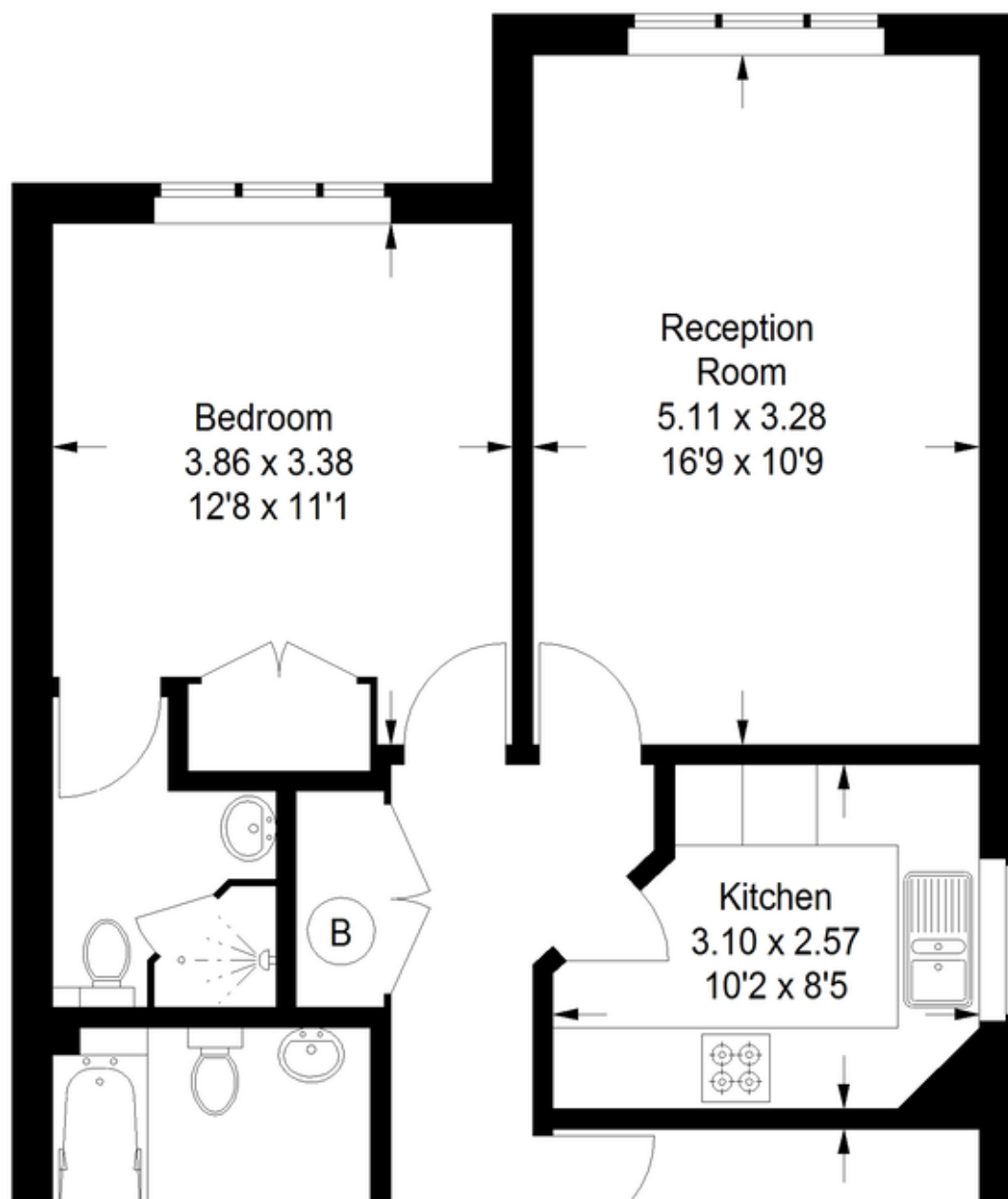


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Brockham Court, CR2

Approximate Gross Internal Area
65.9 sq m / 709 sq ft



Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: 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.