

**SOLD STC**



**Normanton Road, South Croydon**

**2 Bedrooms, 1 Bathroom, First Floor Flat**

**Asking Price Of £285,000**





## Normanton Road, South Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £285,000

- 2 Bedroom Apartment
- 1st Floor
- No Chain
- Newly Updated
- Modern Development

Don't miss this lovely first floor flat enjoying a sought after location just five minutes from South Croydon Station.

The property affords an entrance hall, a large 17' living room, separate fitted kitchen, 2 good-sized bedrooms - master with built-in wardrobe, modern bathroom/wc and benefits from gas heating together with double glazing. Externally there are well kept communal areas and resident's parking.

Offered with the benefit of no onward chain, call the seller's sole agent Martin & Co Croydon now for an appointment to view!





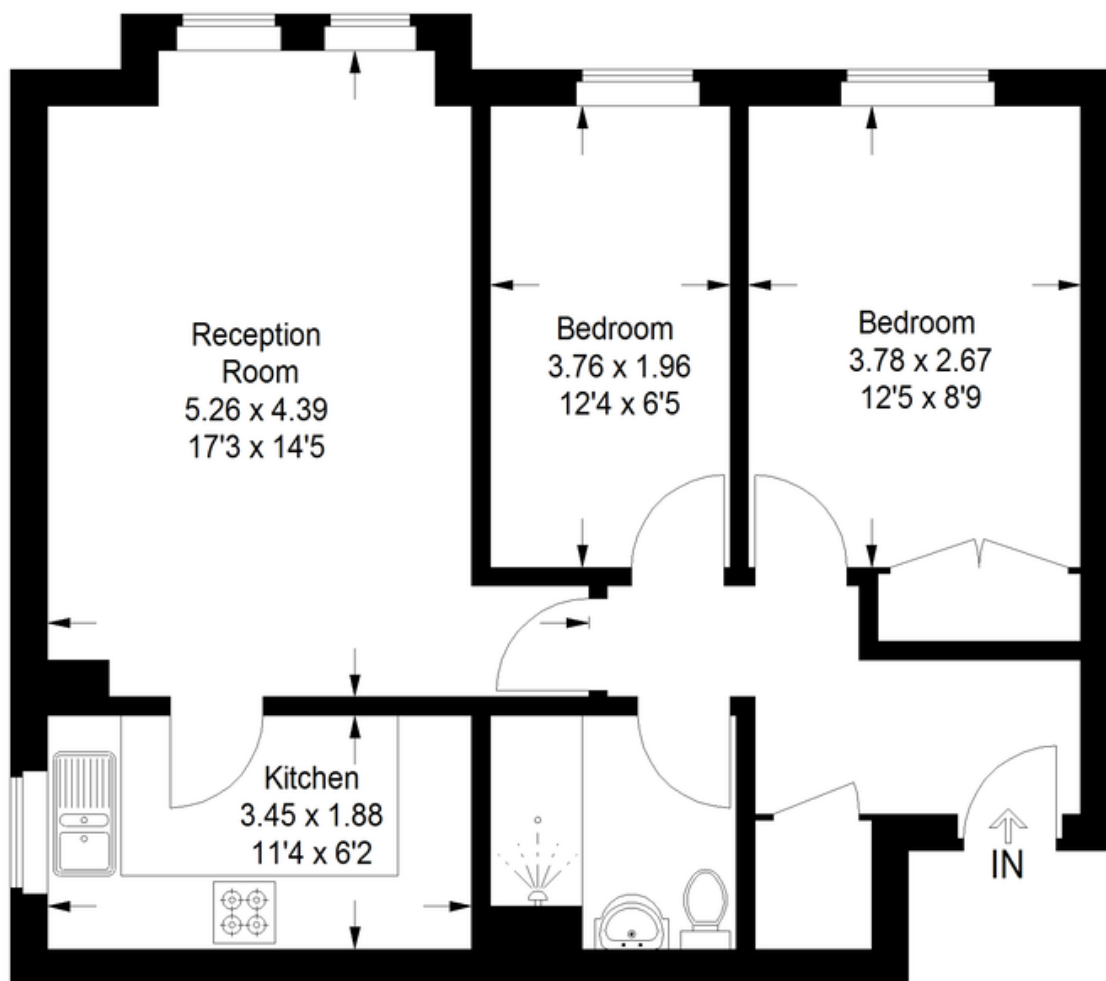


Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81 B	← 81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		



# Normanton Road, CR2

Approximate Gross Internal Area  
56.9 sq m / 612 sq ft



## 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.