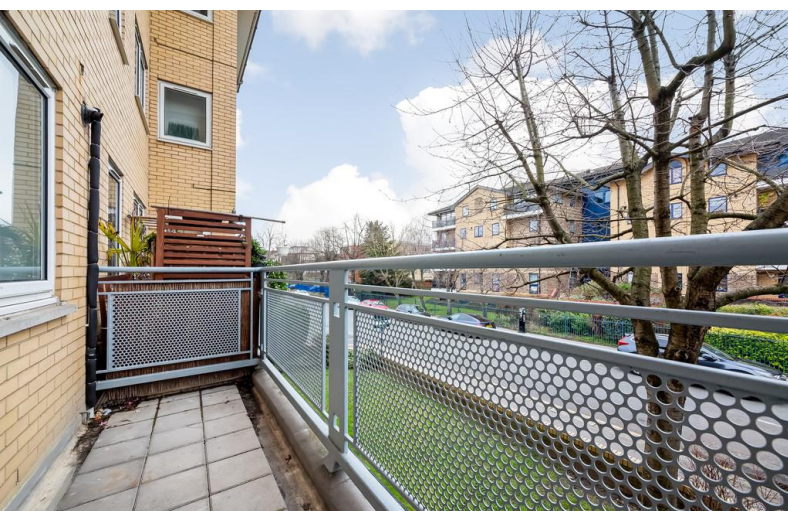


**TO LET**



**Woburn Road, East Croydon**

**2 Bedrooms, 1 Bathroom, Flat**

**£1,500 pcm**

**MARTIN&CO**





## Woburn Road, East Croydon

2 Bedrooms, 1 Bathroom

£1,500 pcm

Date available: 9th March 2024

Deposit: £1,730.76

Unfurnished

Council Tax band: C

- First Floor Flat
- Two Bedrooms
- 27' Open-Plan Living Space
- Newly Redecorated
- Private Balcony
- Secure allocated Parking Space
- Very Close to East Croydon Station

If you timed your journey well, you could be in Central London in just 20 minutes from the front door of this spacious first floor flat which enjoys a sought after location just a couple of minutes from East Croydon Station!

The accommodation affords an entrance hall, a spacious open-plan reception room with door to a private balcony, a fitted kitchen area, two double bedrooms, a modern bathroom/wc and benefits from gas heating. Externally there are well kept communal areas and the property benefits from a secure allocated parking space in the gated area on the ground floor.

There is a Co-Op convenience store nearby and the town centre is also close at hand. Fans of eating out have only a short stumble home from Boxpark.

For commuters there are regular bus services close by, whilst both East and West Croydon Stations - with a choice of mainline or Overground services - are both within easy walking distance.

Available immediately on an unfurnished basis - call





Martin & Co Croydon now!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		

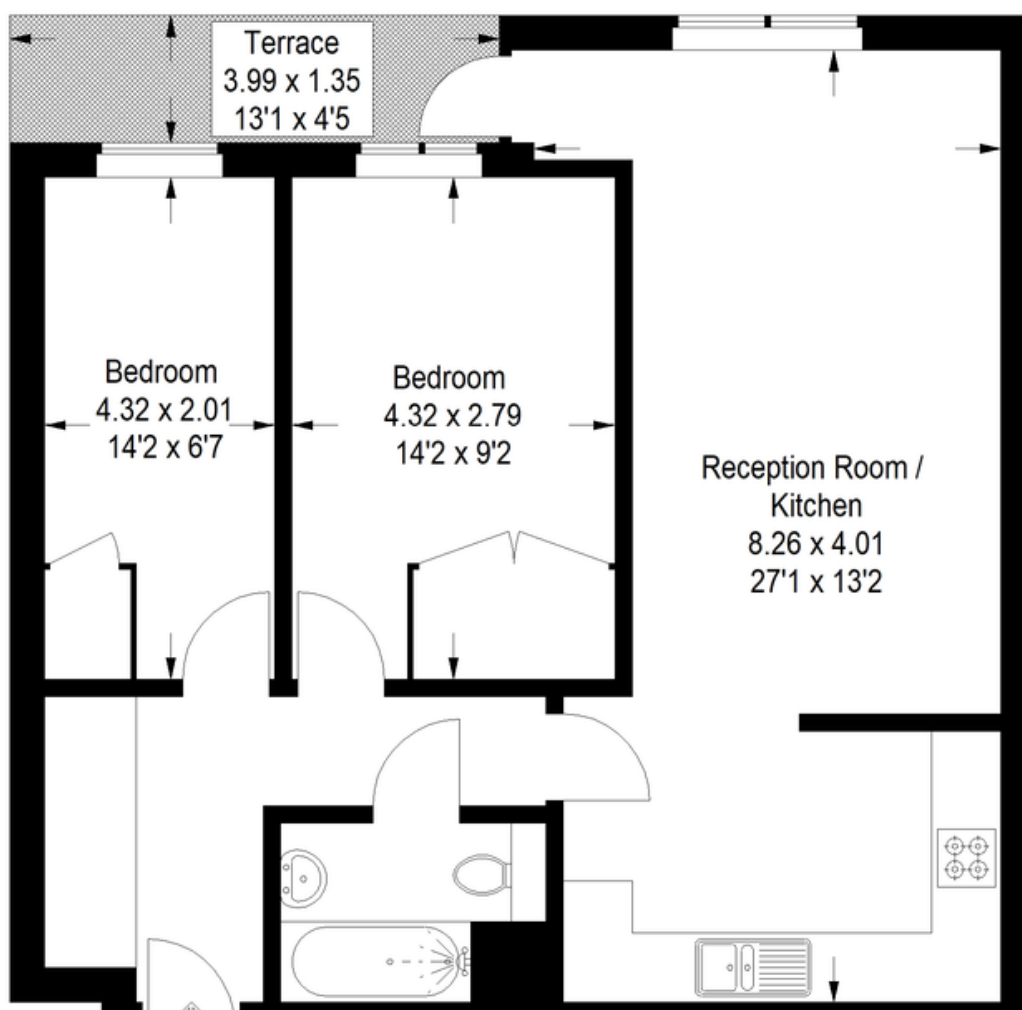




# Woburn Road, CR0

Approximate Gross Internal Area

63.9 sq m / 688 sq ft



## Martin & Co Croydon

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# 0208 688 8565

<http://www.martinco.com>

## MARTIN&CO

**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 LOANS 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.

