

SOLD STC



Turnpike Link, Croydon

2 Bedrooms, 1 Bathroom, Ground floor maisonette

Offers In Excess Of £300,000

MARTIN&CO



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GROUND FLOOR MAISONETTE WITH DIRECT ACCESS TO COMMUNAL GARDEN.

Calling all commuters and investors!

Don't miss this spacious ground floor maisonette very conveniently located at the top end of popular Park Hill, within easy reach of East Croydon Station and close to the Lebanon Road tram stop.

- Ground Floor Maisonette
- Two Bedrooms
- Spacious Living Room & Dining Room
- Modern Kitchen & Bathroom
- Gas Heating

Available with no onward chain the property is accessed via a private entrance leading to an entrance hall with cloaks cupboard, double doors to a bright reception room, a dining room, fitted kitchen, and a modern bathroom/wc. Features to note include gas heating, together with double glazing, there is also a very long 998 year lease and a share of the freehold. For those buyers with a car there is private residents parking in the road and the property also comes with a garage en-bloc nearby.

East Croydon's favoured commuter station is about 5 minutes away on foot and for those rainy days the tram is just a couple of minutes away. A small Sainsbury's supermarket in George Street is close at hand, as is Boxpark and the town centre is also within easy reach.

Properties in Park Hill are always highly prized and you should call the Seller's sole agent Martin & Co Croydon now to avoid disappointment!



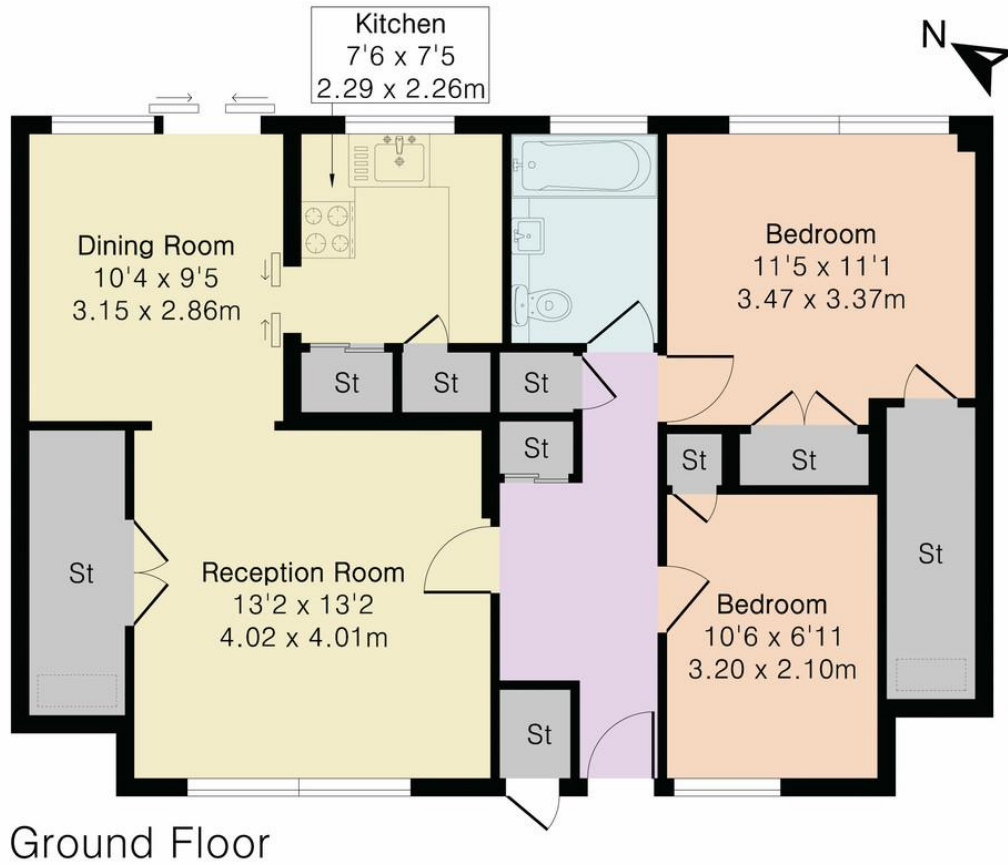




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		



Approximate Gross Internal Area 812 sq ft - 75 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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 m 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

