

SOLD STC



Park Hill Road, Park Hill

2 Bedrooms, 2 Bathroom, Apartment

Offers In Excess Of £360,000

MARTIN&CO



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- Fantastic 2 Bedroom Apartment
- Ground Floor
- Large Open Plan Living Room
- 2 Bathrooms
- Newly Updated

If you are looking for a modern spacious quality modern apartment in Park Hill area in convenient setting, then hurry to view this superb ground floor property as it is sure to go quickly!

Built only approximately 11 years ago, the property affords an entrance hall, large reception room, a beautifully fitted kitchen with appliances including a dishwasher & brand new fridge-freezer, master bedroom with en-suite shower room/wc, a second good size bedroom, and a full bathroom/wc. All rooms have direct access to lovely communal garden. The whole property has been newly upgraded by current owners.

Externally the property benefits from a secure allocated underground parking space. East Croydon Station is close at hand making this the perfect property for a first time buyer or buy to let investor.



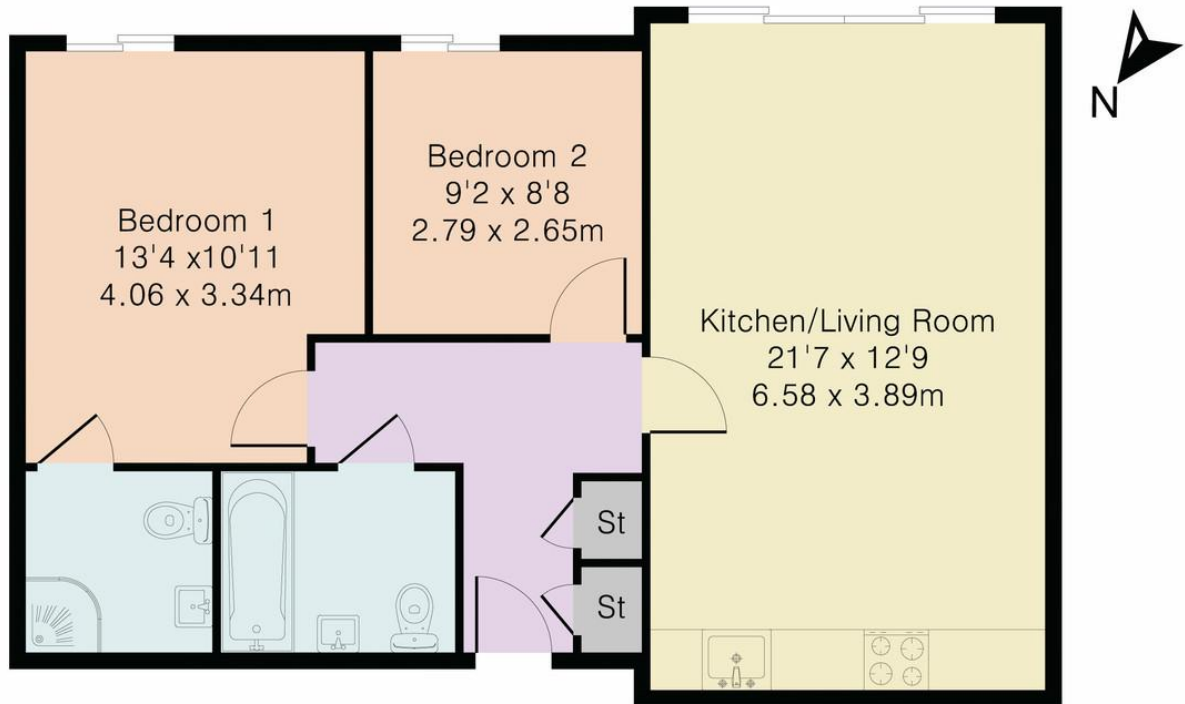




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		



Approximate Gross Internal Area 668 sq ft – 62 sq m



Ground Floor



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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