



SOLD STC



Radcliffe Road, East Croydon

2 Bedrooms, 1 Bathroom, Spacious First Floor Flat

Asking Price Of £370,000

MARTIN & CO



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- Very Spacious 922sqft First Floor Flat
- Two Proper Double Bedrooms
- Large 20' Living Room
- Share of Freehold & Very Long Lease
- Close to Sandilands Tram Stop

Discerning buyers looking for a particularly spacious home within easy reach of East Croydon Station should hurry to view this delightful first floor flat, forming part of a handsome detached residence in a prestigious road between Park Hill and the Whitgift Foundation Estate, close to the Sandilands tram stop.

The accommodation affords a long entrance hall, a large 20' reception room with bay-window, a separate kitchen, a big 23' master bedroom with built-in wardrobes, a second proper double bedroom, a smart bathroom/wc and benefits from gas heating. Externally there is allocated parking space at the front of the building.

An excellent range of shops, supermarkets, bars and cafes can be found at nearby Addiscombe and also surrounding East Croydon Station and along George Street - including the famous Croydon Boxpark! For those seeking the great outdoors, the open spaces of Lloyd Park are just at the end of the road - a great place for a morning jog or Summer picnic.



The property is being sold together with a share of the freehold, has a very long lease with 979 years remaining and is available with no onward chain. Call the sole selling agent, Martin & Co Croydon, now for an appointment to view!

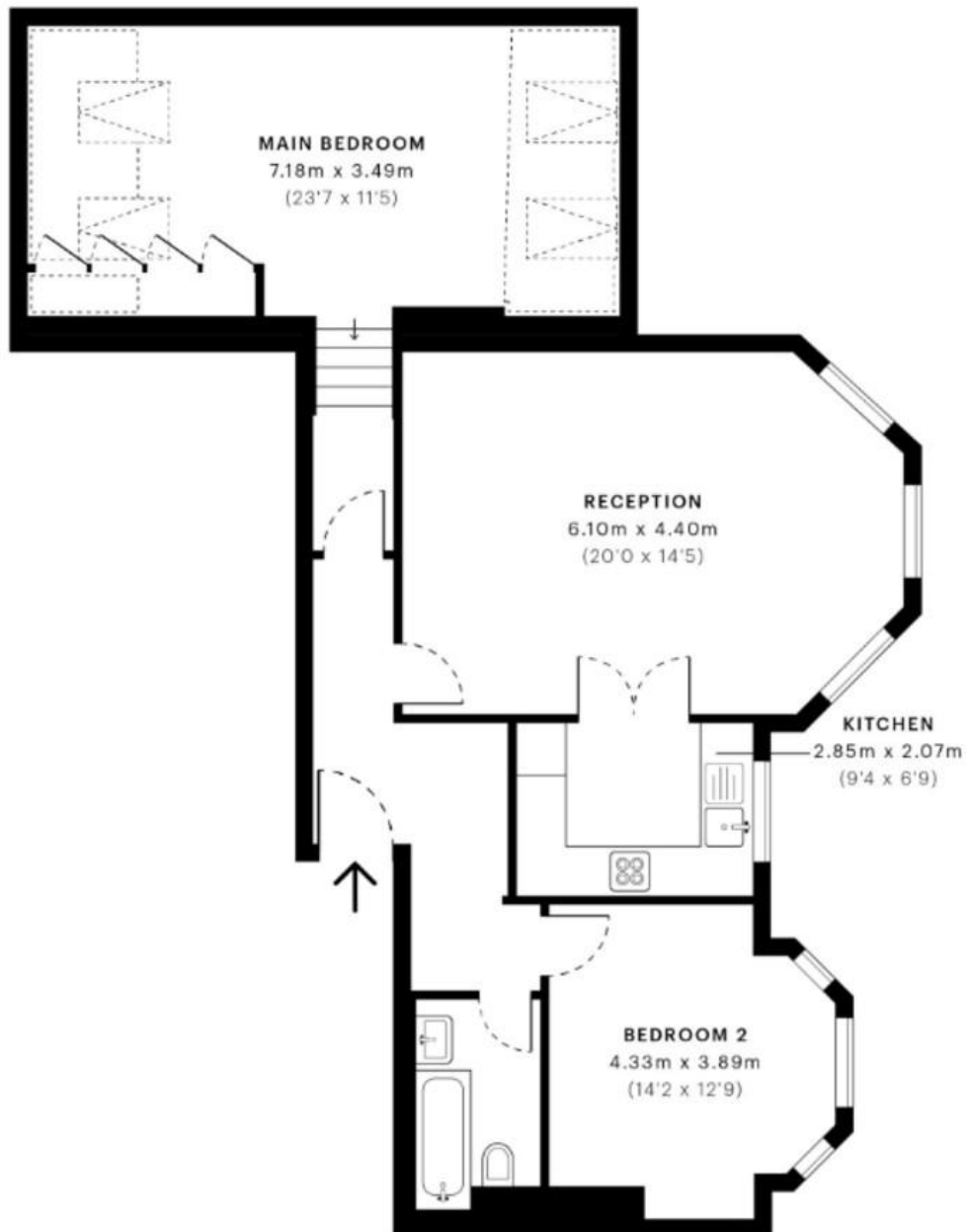




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		



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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. **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