

FOR SALE



Bardsley Close , Park Hill

2 Bedrooms, 1 Bathroom, Maisonette

Asking Price Of £345,000

MARTIN&CO



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- Wonderful Split Level Maisonette
- Park Hill Area
- 2 Bedrooms
- In need of Updating
- Spacious

Whether you are a first time buyer, trading down to something more manageable or a buy to let investor this very spacious split level maisonette, enjoying a quiet cul-de-sac setting in sought after Parkhill should be viewed without delay!

Now in need of some general updating, the property is accessed via its own front door and affords an entrance hall, stairs to first floor reception room, a separate kitchen and on second floor two good-sized bedrooms and a bathroom/wc. Externally there are beautifully kept communal gardens and the property has a garage en-bloc. Additional parking is available with a resident's permit just outside.

Pretty Park Hill Park with its iconic castellated water tower and tennis courts is very close by and Park Hill Infants/Junior School is also just a few moments walk away. Regular bus services on Park Hill Road provide easy access to East Croydon Station which is less than half a mile from the property - an easy stroll taking the cut-through via Fairfield Path to Barclay Road.

For shopping, Sainsbury's in George Street, as well as the town centre, are also within easy reach and there is a convenience store just a couple of minutes away in Chichester Road.

The maisonette has long lease and is available with no onward chain.

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



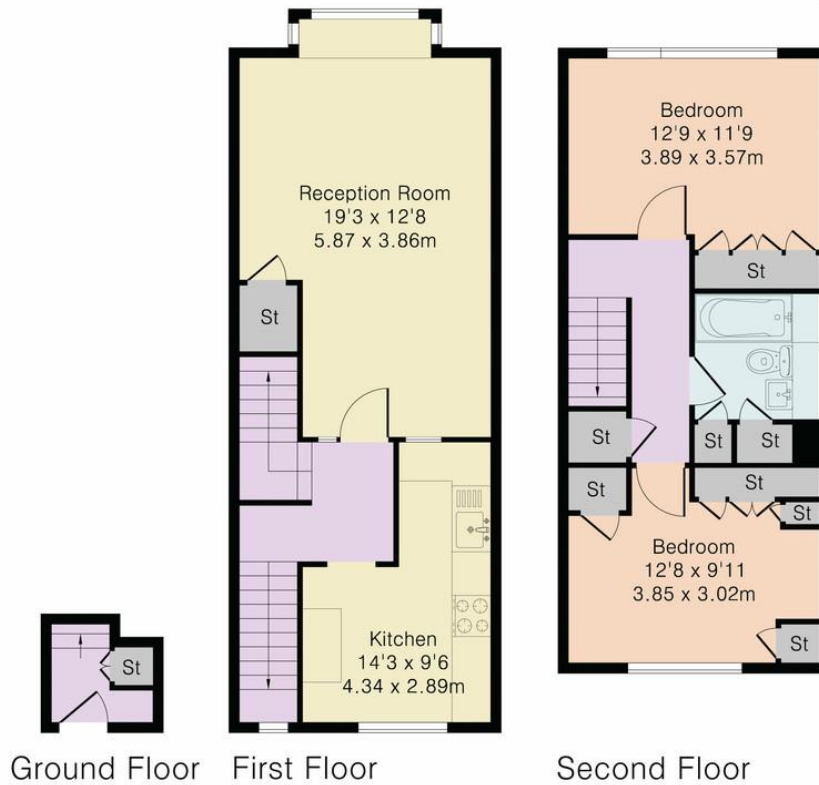




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Approximate Gross Internal Area 859 sq ft – 79 sq m
 Ground Floor Area 23 sq ft – 2 sq m
 First Floor Area 444 sq ft – 41 sq m
 Second Floor Area 392 sq ft – 36 sq m



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 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.

