

**FOR SALE**



**Canning Road, East Croydon**

**2 Bedrooms, 1 Bathroom, Flat**

**Asking Price Of £280,000**

**MARTIN&CO**



## Canning Road, East Croydon

Asking Price Of £280,000

- Top Floor Flat
- 2 Bedrooms
- Large Light Living Room
- Modern Kitchen & Bathroom
- Gas Heating
- Parking
- Chain Free

CALLING ALL INVESTORS AND FIRST TIME BUYERS

Don't miss this smartly presented top floor flat just 10 minutes from East Croydon Station and close to the Tramlink stop at Lebanon Road.

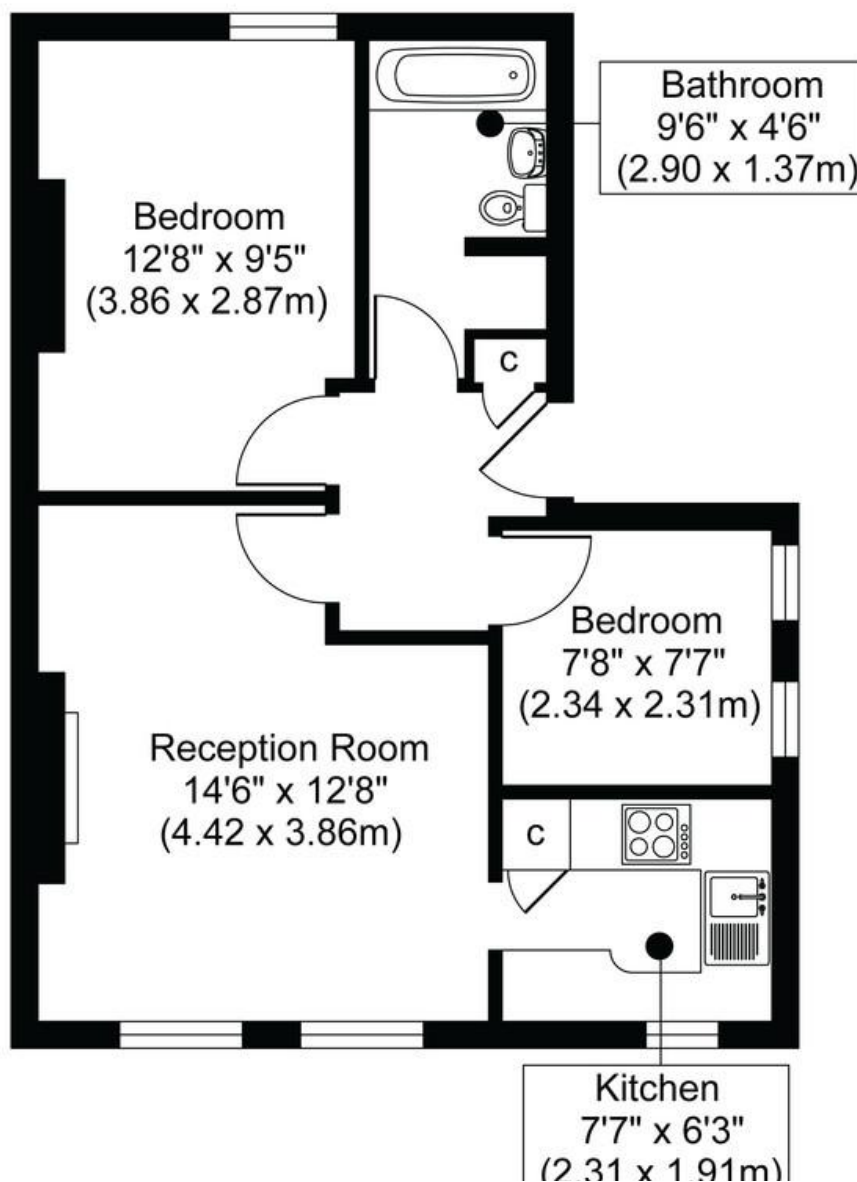
Available with no onward chain, the property affords an entrance hall, a bright West-facing living room, a modern fitted kitchen, one larger double bedroom, one smaller bedroom still with room for a double bed, and a modern bathroom/wc. Features to note include wood flooring and gas heating. Externally there is a resident's parking area to the rear with an allocated space and the property also has its own part of the rear garden.

Contact the Vendor's sole agent Martin & Co Croydon now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		



CANNING ROAD, EAST CROYDON, CR0  
TOTAL APPROX FLOORPLAN AREA 481 SQ.FT (44.68 SQ.M)  
SECOND FLOOR



## Martin & Co Croydon

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**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.

