

FOR SALE



St Augustine Road , South Croydon

1 Bedroom, 1 Bathroom, Apartment

Auction Guide Price £180,000

MARTIN&CO



St Augustine Road , South Croydon

- Top Floor Studio
- 1 Bedroom Flat
- Modern Finish
- Long Lease
- No Chain
- Perfect First Time Buy
- Close to Local Shops

Treat yourself to this top floor character conversion flat enjoying a popular residential setting between South Croydon and Purley Oaks stations. Well presented throughout, the property affords an entrance hall, a good-sized reception room with modern fitted open-plan kitchen, double bedroom, bathroom/w.c.

Croydon is not only exceptionally convenient for London (20 minutes) but has shopping centres, cultural facilities and nightlife, traditional pubs, modern cafes and community activities, and restaurants showcasing cuisines from all over the world.

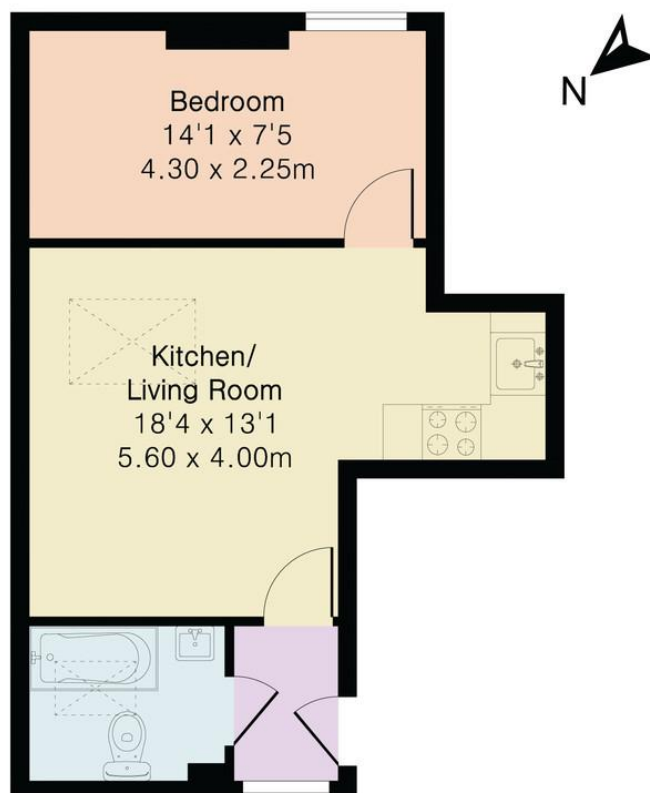
Croham Hurst Woods is convenient to the east of the flat and Round Shaw Downs, next to a trampoline park, neighbours to the west. Walkers and cyclists will find a variety of other green spaces locally to explore. Purley swimming pool is just to the south, further into London's Green Belt.

The flat benefits from long lease and no chain!
Call us now!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 363 sq ft - 34 sq m



Second Floor

Martin & Co Croydon

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