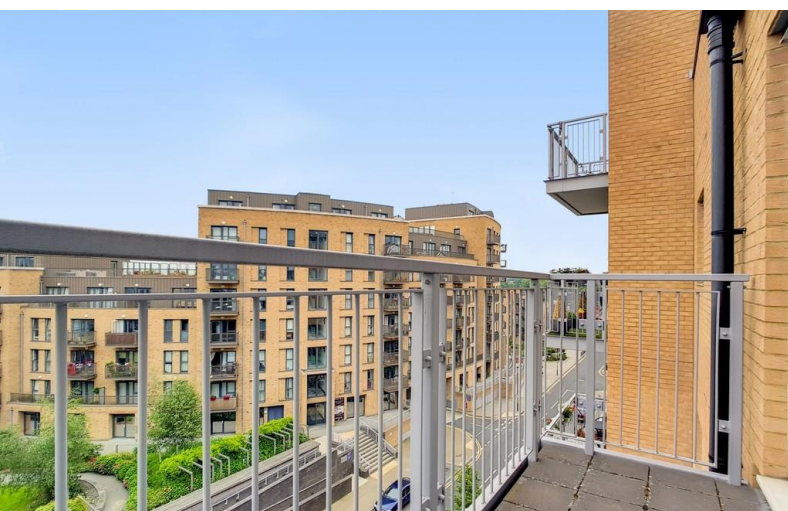


FOR SALE



Whitestone Way, New South Quarter, Croydon

2 Bedrooms, 2 Bathroom, Apartment with Balcony

Offers In Excess Of £250,000

MARTIN&CO



GUIDE PRICE £270,000 - £280,000.

Whitestone Way, New South Quarter, Croydon

2 Bedrooms, 2 Bathroom

Offers In Excess Of £250,000

- Spacious Modern Apartment
- 2 Double Bedrooms
- 2 'Bathrooms' - 1 En-Suite
- Large Open-Plan Living Space
- Private Sunny Balcony

Forming part of the popular New South Quarter development this bright, spacious modern apartment has two double bedrooms, two 'bathrooms' and benefits from a sunny private balcony - perfect for a morning coffee or an evening cocktail!

Internally, the property affords an entrance hall with utility cupboard, an open-plan reception room with door to the balcony and an open-plan fitted kitchen area, a master bedroom with en-suite shower room/wc, a second double bedroom and a bathroom/wc. Externally, as well as the private balcony, there are well kept communal areas including an attractively landscaped central courtyard garden and the property has a secure allocated parking space. There is also a concierge service based in the entrance lobby on the ground floor of this block.

The Tramlink stop at Wandle Park is just a 2 minute walk away, providing easy access to Croydon and Wimbledon town centres with their excellent rail, Overground and Underground connections. There is a large Sainsbury supermarket also within easy walking distance and Croydon's extensive 'out of town' shopping and leisure facilities are all nearby, off the Purley Way which also has regular bus services.

The property is available with no onward chain and you should call Martin & Co Croydon now for an appointment to view!

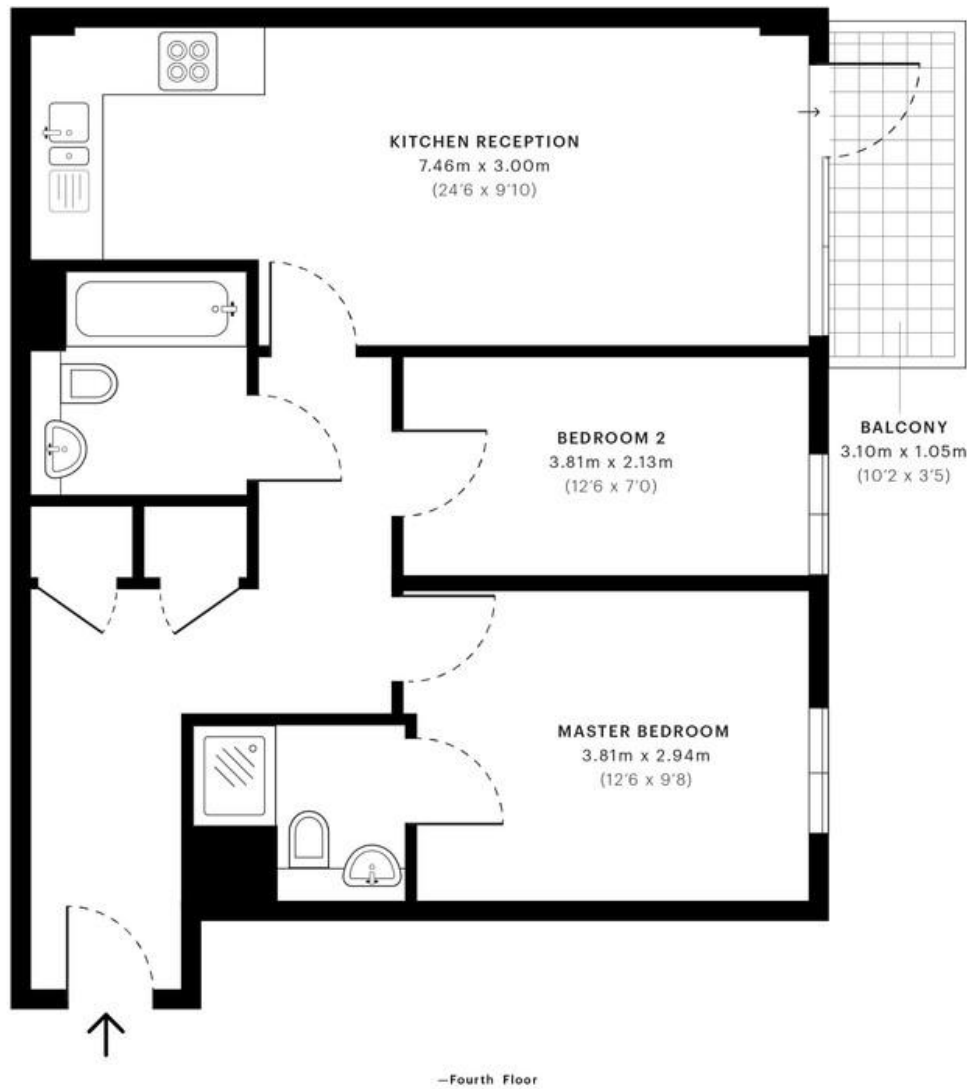






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		





Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565
<http://www.martinco.com>

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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