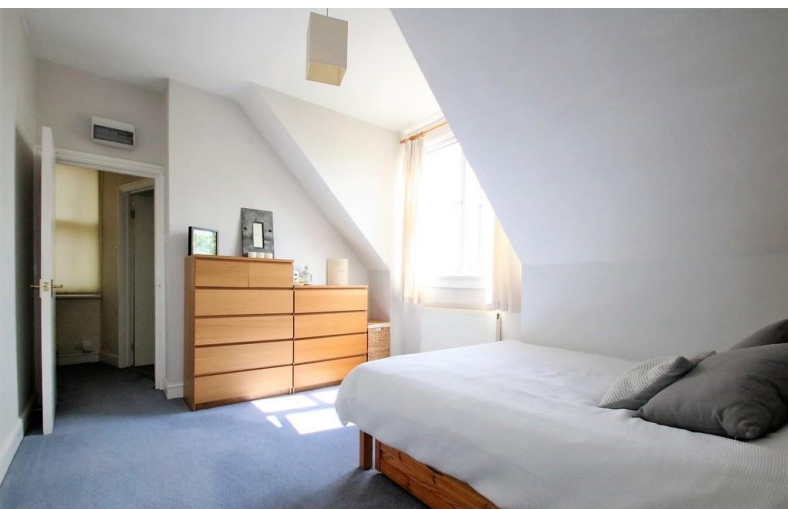


**FOR SALE**



**Blenheim Crescent, South Croydon**

**1 Bedroom, 1 Bathroom, Conversion Flat**

**Asking Price Of £230,000**

**MARTIN&CO**



## Blenheim Crescent, South Croydon

- Top Floor Flat
- 10 Minutes to Stations
- Living Room with Feature Fireplace
- Fitted Kitchen
- Modern Bathroom
- Double Bedroom + Useful Loft Room
- Gas Heating

This charming first floor, split-level, character conversion flat enjoys a quieter yet convenient location just a 10 minute walk from both Purley Oaks and Sanderstead Stations providing easy access to London Bridge or London Victoria in just 25 minutes.

The accommodation affords an entrance hall, a reception room with feature fireplace and a stripped wood floor, a modern kitchen, a stylish bathroom, a double bedroom plus a useful loft room which would be ideal as an office, storage space or perhaps an occasional guest bedroom.

This property is presented in excellent order internally, in our opinion and externally benefits from an allocated parking space.

Call Martin & Co Croydon now for an appointment to view!

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## 2nd Floor

### Martin & Co Croydon

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**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.

