



FOR SALE



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Sales & Lettings



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St Augustine's Avenue, South Croydon, CR2.

A Newly Refurbished 2 Bedroom Top Floor Flat.

Offers In Excess Of £290,000 Leasehold (Subject to Contract)

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St Augustine's Avenue, South Croydon, CR2.

- Top Floor Flat
- Newly Refurbished
- 21' Open Plan Reception Room
- Smart Modern Kitchen
- Two Good-Sized Bedrooms

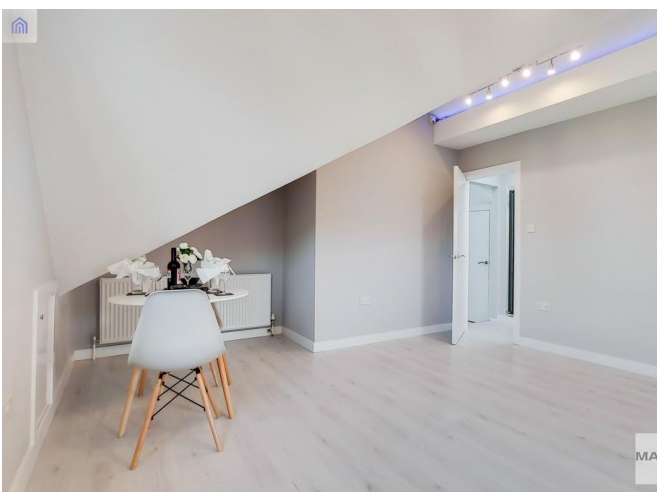
In a popular South Croydon setting, this fantastic newly refurbished two bedroom top floor conversion is ready and waiting for you to just move into!

The accommodation affords an entrance lobby with stairs up to the hallway with deep storage cupboard, a large 21' open-plan reception room with contemporary fitted kitchen area incorporating a breakfast bar and doors to a spacious eaves storage area, two good-sized bedrooms both with built-in cupboards, a fully-tiled modern shower-room/wc and benefits from gas heating.

For those buyers with a car, parking is free in the road outside and for commuters Sanderstead and Purley Oaks Stations are just half a mile away. There are regular bus services towards Croydon and Purley nearby along Pampisford Road and Brighton Road, where there is also good local convenience shopping.

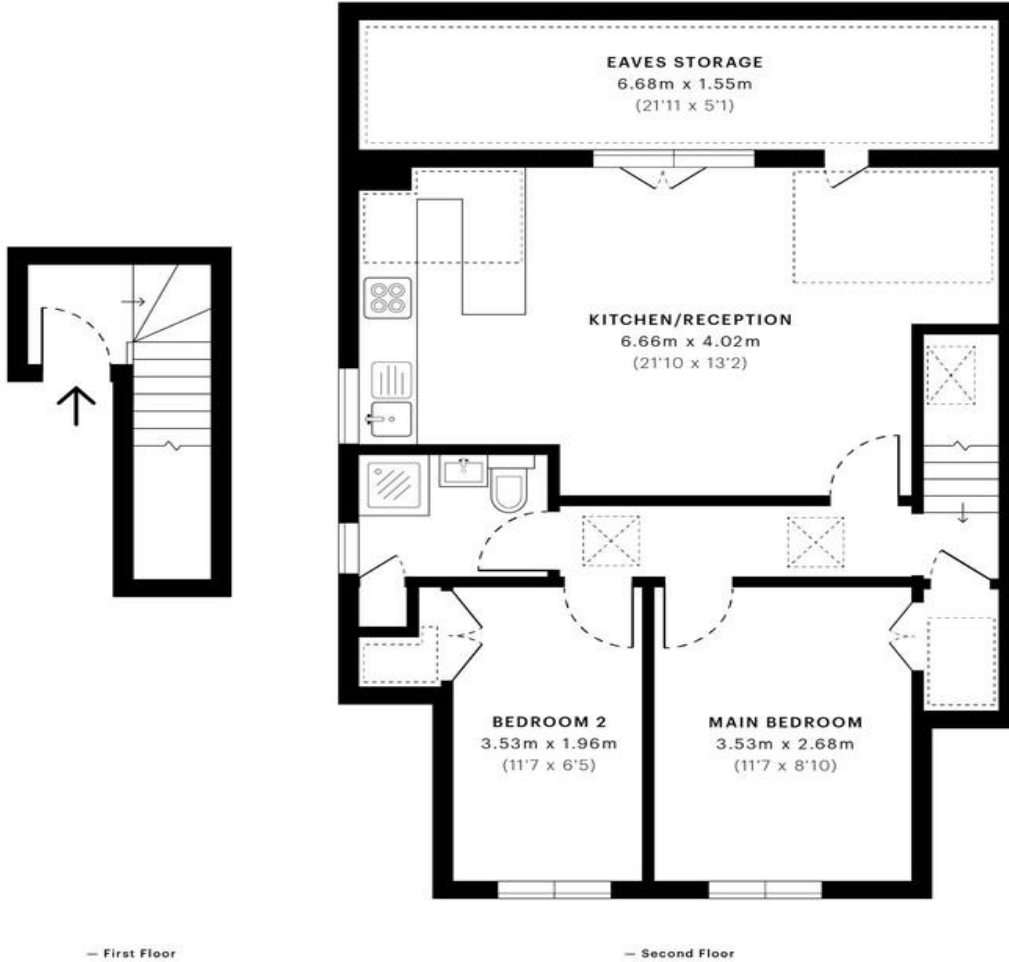
The lovely landscaped ten acre (4 hectare) Haling Grove - which has been given a Greenflag award - is just a few moments stroll away at the end of Tirlemont Road, ideal for a run or the perfect spot for a Summer picnic.

Being sold on a new 125 year lease, the flat has no onward chain and you should call the seller's sole agent, Martin & Co Croydon, now to avoid disappointment









GROSS INTERNAL AREA (GIA)
The footprint of the property
67.83 sqm / 730.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
62.46 sqm / 672.31 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
16.05 sqm / 172.76 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 60.21 sqm / 712.68 sqft
IPMS 3C RESIDENTIAL 62.46 sqm / 672.31 sqft

spec id: 60144b3b2f98f60da5cdab05

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

