

## Asking Price Of £185,000 Leasehold For Sale

Temple Road, CR0 1HU



[www.martincolondon.com](http://www.martincolondon.com)

**MARTIN&CO**

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145 Brighton Road, South Croydon, Surrey, CR2 6EF

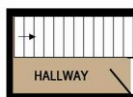
Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. Sonic / laser Tape: All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. All Measurements: All Measurements are Approximate: 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.

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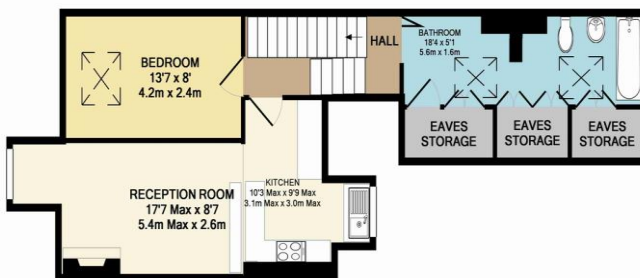
1 Bedroom Flat

A rare 1 bedroom top floor conversion flat located in a residential side road, close to South Croydon Station and walking distance to East Croydon Station. Split level over the 1st & 2nd floors, benefitting from A SHARE OF THE FREEHOLD and no onward chain. Eaved ceilings and good eaved storage in the bathroom, spacious open plan living room and kitchen, ideal for entertaining and a double bedroom. **MUST BE VIEWED INTERNALLY. SOLE AGENTS.**

- Split Level Top Floor Flat
- One Bedroom
- Living Room/Open Plan Kitchen
- Double Bedroom
- Well Presented
- East Croydon & South Croydon Station
- Gas Central Heating
- No Chain



1ST FLOOR  
APPROX. FLOOR  
AREA 48 SQ.FT.  
(4.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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