



Offers In Excess Of £240,000 Leasehold

For Sale

Rental Yield: 4.56%

South Croydon, Surrey CR0 1BP



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

**MARTIN&CO**

0208 688 8565

[croydon@martinco.com](mailto:croydon@martinco.com)

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

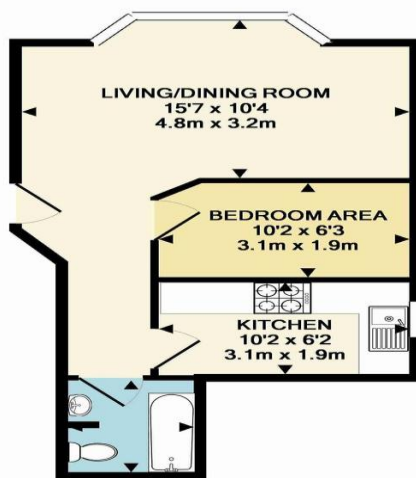
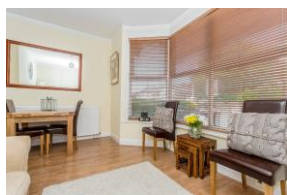
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## A Smart, Contemporary Finish Ground Floor Apartment

Bright and spacious, immaculately presented and ready to move in to, this lovely ground floor split-level flat is within a few minutes of South Croydon station and less than a mile of East Croydon station with local tram and bus routes also close to hand. Comprising sitting room, separate kitchen, a smart and stylish bathroom, bedroom area and hallway. Benefitting from Gas Central Heating and being offered CHAIN FREE, this superb flat could make an ideal first time buy or Buy to Let investment.

- Superb Split-Level Apartment
- Smart Contemporary Decor
- Bright Sitting Room
- Modern Fitted Kitchen
- Stylish Bathroom
- Gas Central Heating
- Double Glazing \* Chain Free
- Close Good Transport Links



TOTAL APPROX. FLOOR AREA 359 SQ.FT. (33.3 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. [www.darrylrixonphotography.co.uk](http://www.darrylrixonphotography.co.uk)  
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