



## Offers In Excess Of £250,000 Leasehold

For Sale

Rental Yield: 4.32%

Purley Oaks Road, South Croydon CR2 0NP



[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.

FOR SALE Offers In Excess Of **£250,000** Leasehold

Double Bedroom Ground Floor Conversion Maisonette

NEW INSTRUCTION - OPEN HOME EVENT  
26TH MARCH 2015 - CALL NOW TO SECURE  
YOUR VIEWING SLOT - This most spacious  
ground floor conversion flat is fresh to the  
market and sure to sell fast. Within metres of  
Purley Oaks station and with off-road parking  
for one vehicle, comprising spacious sitting  
room, double bedroom with built-in wardrobes,  
'L' shaped kitchen with space for a table and  
chairs, stylish bathroom and own rear garden  
area. Offered CHAIN FREE this could be an  
ideal first time buy or investment purchase.

AGENTS NOTE: PHOTOGRAPHS WERE  
TAKEN BEFORE CURRENT TENANTS  
MOVED IN. ALSO, FLOORPLAN AWAITED.

- CONVERSION GARDEN FLAT
- SPACIOUS SITTING ROOM
- DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- CLOSE PURLEY OAKS STATION
- LARGE "EAT IN" KITCHEN
- GAS CENTRAL HEATING
- STYLISH BATHROOM
- CHAIN FREE



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