



Guide Price £250,000 Freehold

For Sale

St Augustines Avenue, CR2 6JJ.



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**MARTIN & CO**

0208 688 8565

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

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

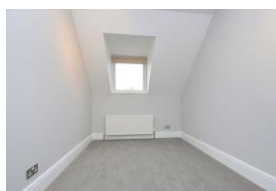
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## 2 Bedroom Apartment

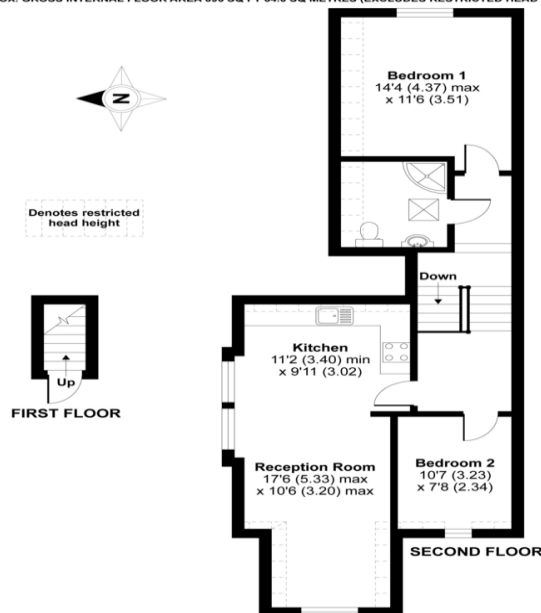
A spacious and newly part refurbished 2 bedroom, second floor split level conversion apartment, located in a residential road in South Croydon. Living room to the front with a southerly aspect, leading through to a large kitchen breakfast room, two good bedrooms plus a large shower room. Being offered with a new 125 year lease and immediate vacant possession with no onward chain. An ideal first time purchase or buy to let opportunity. Keys Held. Viewing highly recommended.

- TOP FLOOR (2ND)
- TWO BEDROOMS
- LIVING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM
- NEWLY PART REFURBISHED
- LARGE SHOWER ROOM
- NEW 125 YEAR LEASE
- NO CHAIN



### St. Augustines Avenue, South Croydon, CR2

APPROX. GROSS INTERNAL FLOOR AREA 696 SQ FT 64.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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