



Offers In Excess Of £325,000 Share of Freehold

For Sale

Rental Yield: 4.43%

Croydon, Surrey CR0 1HU



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

**MARTIN&CO**

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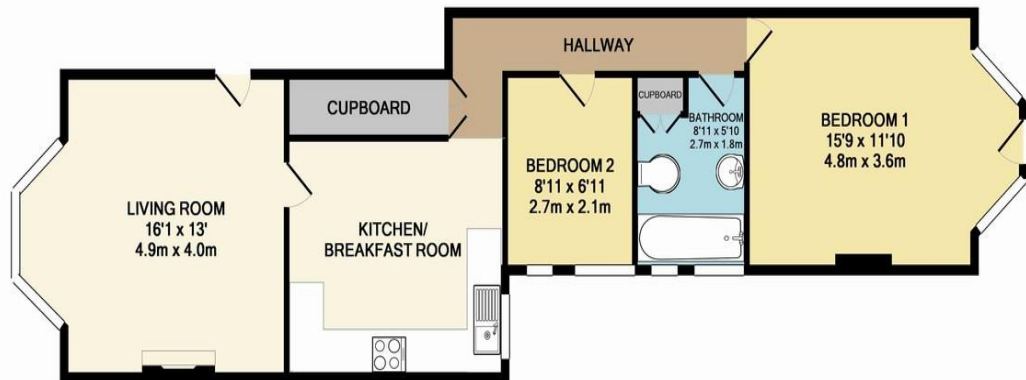
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# FOR SALE - £325,000 Share of Freehold

## Two Bedroom Ground Floor Period Conversion Apartment

An immaculately presented, ground floor period conversion flat with a contemporary finish and located in a highly desirable road. Comprising a bright and airy, spacious sitting room, kitchen/breakfast room with ample space for dining, white bathroom with windows, large principal double bedroom, 2nd bedroom, own patio area to the rear and side, access to additional raised shared area and own, designated parking space to the rear. Share of Freehold with low outgoings in a well maintained building and within ease of reach of East Croydon station with its fast track routes to Central London and Gatwick Airport.

- Immaculately Presented Flat
- Ground Floor Period Conversion
- Two Bedrooms, White Bathroom
- Dine-In Kitchen With Appliances
- Spacious, Bright Sitting Room
- Off-Road Parking For One Car
- Own Garden Space
- Gas Central Heating



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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