



Offers In Excess Of £310,000 Leasehold

For Sale

Rental Yield: 3.87%

Mulgrave Road, East Croydon CR0 1BL



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MARTIN&CO

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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.

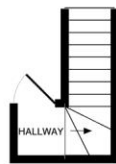
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2 Bedroom Top Floor Character Conversion Flat

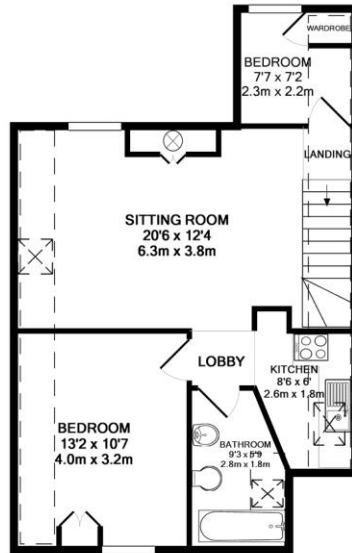
In favourable EAST CROYDON, this characterful, split-level, top floor two bedroom conversion apartment is in immaculate condition. Situated in a quiet residential road just 10 minutes from East Croydon Station, features include a spacious living room, fitted kitchen with built-in appliances, double bedroom with wardrobe, useful second bedroom also with built-in storage, white bathroom with window and gas heating to radiators.

Early Viewing Is Highly Recommended!

- Top Floor Conversion Flat
- 2 Bedrooms
- Large Light Living Room
- Newly Redecorated
- Gas Heating
- Chain Free
- White Bathroom With Window
- 10 Minutes to East Croydon Station



1ST FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(3.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 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.



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