



Guide Price £265,000 Leasehold

For Sale

Rental Yield: 4.98%

Blenheim Park Road, South Croydon CR2 6BJ



[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

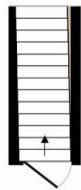
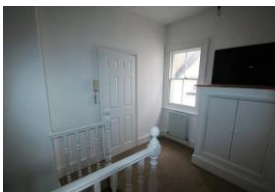
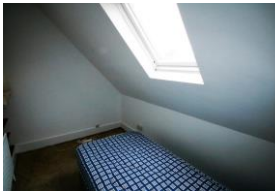
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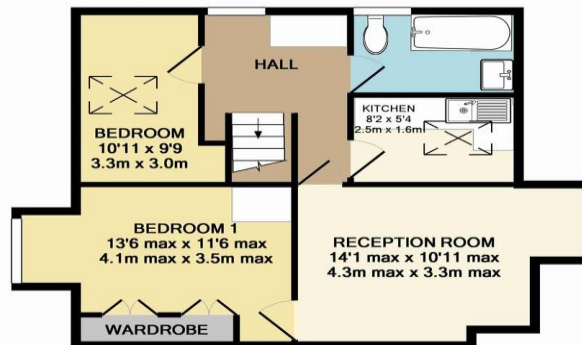
## Great Value Two Bedroom Top Floor Walk-Up Flat

TOP OF THE PROPS! Don't miss this great value top floor conversion flat with 2 BEDROOMS enjoying a popular, quiet location 'twixt Croydon & Purley, close to Purley Oaks Station. Spacious hallway, light living room with lovely outlook, fitted kitchen with appliances, white bathroom, gas heating to radiators. Excellent FIRST BUY OR INVESTMENT. Our vendor advises that the property will be sold with a BRAND NEW 125 YEAR LEASE.

- Top Floor Conversion Flat
- 2 Bedrooms
- Gas Heating
- Lovely Outlook
- White Bathroom Suite
- 10 Minutes to Station
- Great Value
- No Onward Chain



1ST FLOOR  
APPROX. FLOOR  
AREA 29 SQ.FT.  
(2.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 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, 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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