



Asking Price Of £140,000 Leasehold

For Sale

Rental Yield: 5.57%

Coombe Road, Croydon, CR0 5SG



[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.

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Studio

IDEAL INVESTMENT STUDIO FOR CASH BUYERS ONLY, AS LESS THAN 30 SQUARE METERS. On the East/South Croydon borders at the base of Park Hill, close to both South Croydon Station & Lloyd Park tram stop, this bright studio is the investment. Large studio room, kitchenette, modern shower room/wc, SCOPE TO IMPROVE TO INCREASE SALE VALUE. RENTAL VALUE £650PMC - £675PCM AS IS. CALL NOW!

- Ground Floor Studio Flat
- Modern Kitchenette
- Smart Showerroom/WC
- Close to Train & Tram
- No Onward Chain
- XX Cash Buyers Only XX
- Vacant, No Chain
- Well Presented



TOTAL APPROX. FLOOR AREA 263 SQ.FT. (24.4 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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