

**ASKING PRICE £250,000**



## 12 Wenderholme Ct 68 South Park Hill Rd Sth Croydon CR2 7DW

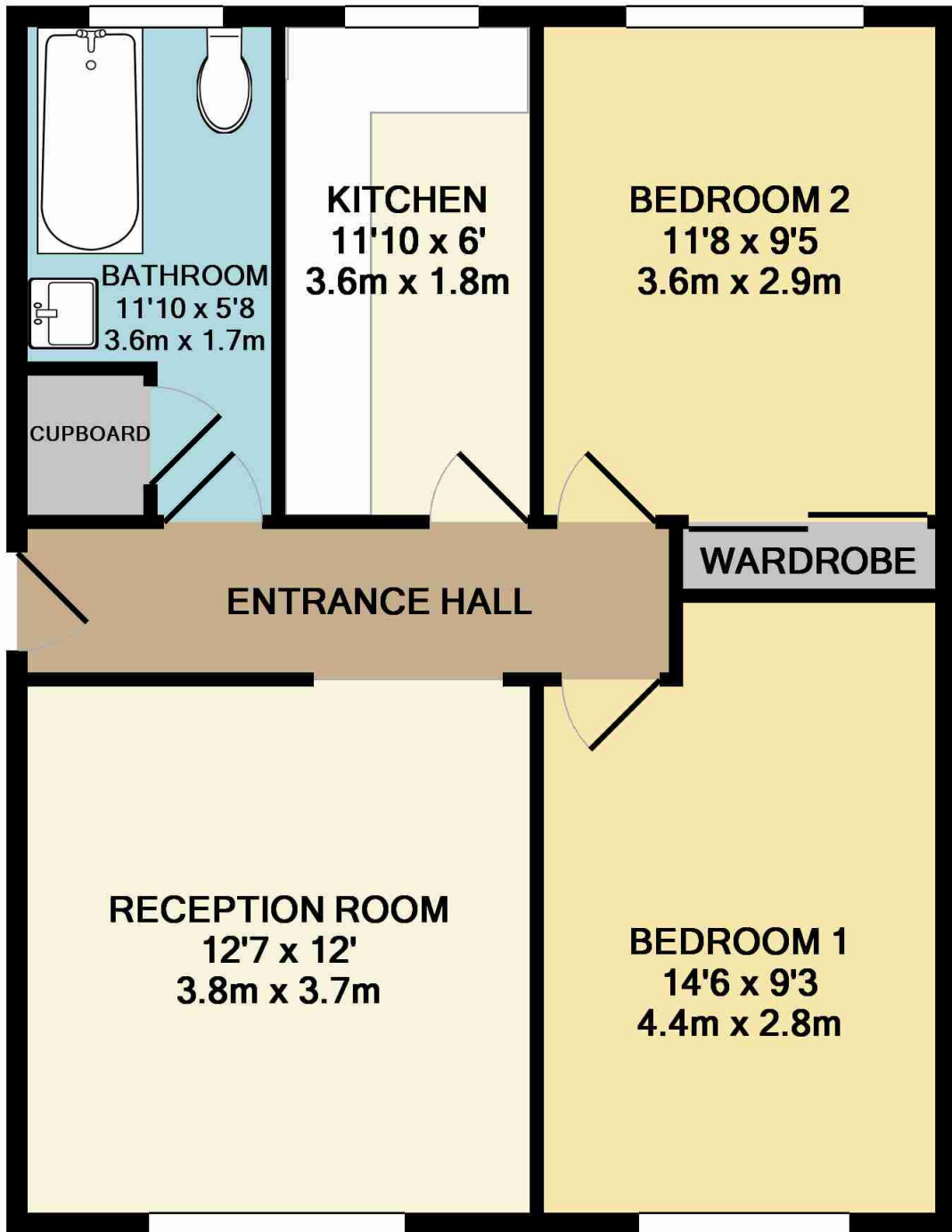
Frost Estate Agents are delighted to offer this spacious top floor two bedroom apartment found in a very popular residential location ideal for commuters.

The property briefly comprises; entrance hall, reception room, two double bedrooms, kitchen, bathroom and an allocated parking space. The property also has gas central heating and a renewed lease (approx 121 years remaining).

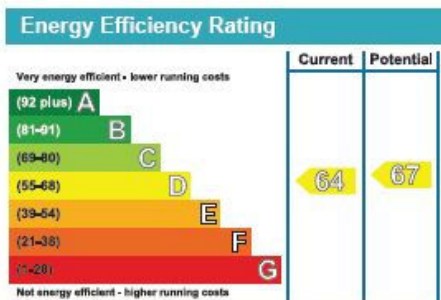
The location is ideal for commuters with South Croydon train station within a short walk providing links to central London (Victoria & London Bridge), tram services are close by at Lloyd Park providing access to East Croydon, Wimbledon & Beckenham, bus services can also be found on Croham Road and Coombe Road. Croydon offers a comprehensive range of amenities, shops department stores, restaurants & bars.







TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2014



For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



“The owner of this property is an employee of Frost Estate Agent”