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MARRIOTT VERNON
ESTATE AGENTS



Flat 3 Cambrian Court, 15 South Park Hill Road, South
Croydon, CR2 7DY

Offers in excess of £250,000



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Marriott Vernon present to the market this chain free, two bedroom second and top floor flat with Private section of garden.

The property comprises entrance hall, 18'2 x 11'6 reception room, separate kitchen, two double bedrooms and bathroom. Benefits include 158 year lease from June 1997 so 131 years unexpired, private section of rear garden, and no onward chain. Whilst clean and tidy the apartment now needs a programme of refurbishment.

Conveniently located on South Park Hill Road just 0.3 mile walk from South Croydon Station with regular services into London Bridge and Victoria Stations. Croydon Town Centre offers a range shops, bars and restaurants as well as the popular Boxpark in East Croydon and Croydon's 'Restaurant Quarter' in South Croydon.





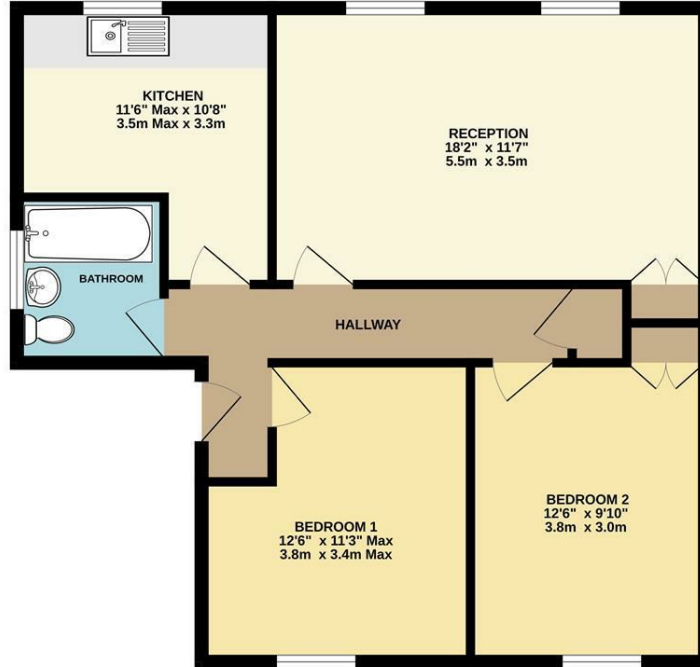


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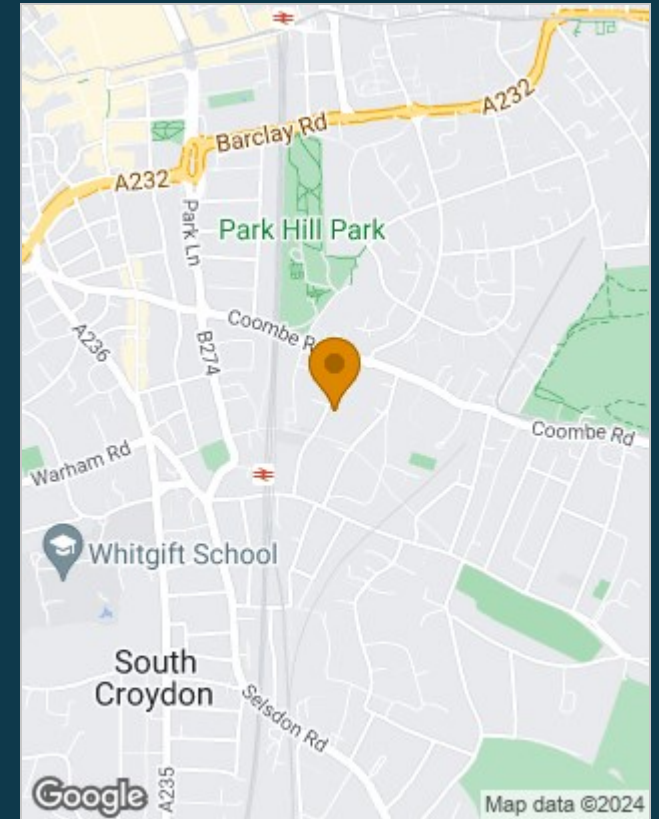
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Floor Plans

SECOND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA - 693 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C	60	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.