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MARRIOTT VERNON
ESTATE AGENTS



Flat 20, 5 Woburn Road, Croydon, CR0 2AB

Asking price £270,000



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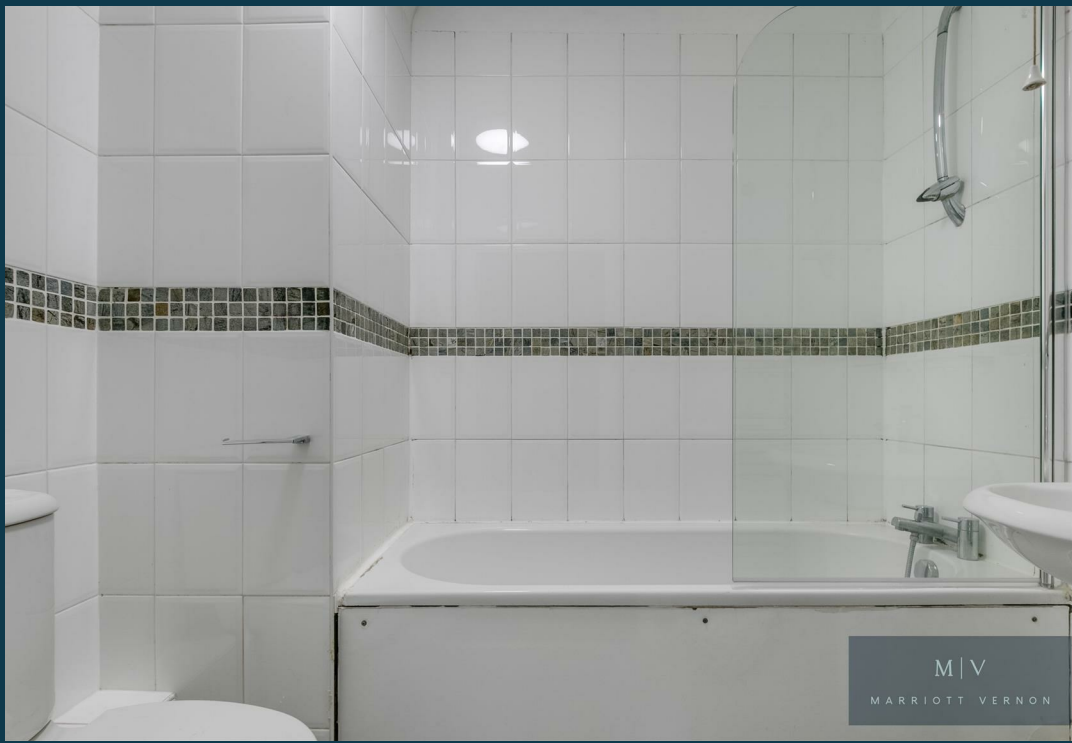
Marriott Vernon are proud to introduce to the market this superbly presented and particularly spacious two bedroom third (top) floor flat with gated allocated parking space, ideally located in a popular development moments from East Croydon Station and Croydon Town Centre. Neutrally decorated and enjoying new carpets throughout, the property provides bright, well planned accommodation, including a 21'7 reception room, brand new quality fitted kitchen/ breakfast room and modern family bathroom. Further features include gas central heating, double glazing, security entry phone system, access to well maintained communal gardens, long 162 years remaining lease and no onward chain.

Accommodation comprises entrance hall with inbuilt storage/boiler cupboard, leading into the impressive reception room with ample space for relaxing, entertaining and dining. The separate 12'4 x 9'11 kitchen comprises a brand new range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, built in fridge and separate freezer along with space for a dining area. There are two bedrooms, each with inbuilt storage - plus a family bathroom with white three piece suite.

The property is conveniently located close to the centre of Croydon, within a short walk of railway stations at East Croydon (0.4 Mile walk) and West Croydon (0.3 mile walk) , each offering excellent fast and frequent services into Central London. Numerous regular bus routes link the surrounding area, with Tramlink from East Croydon also connecting Beckenham and Wimbledon. Croydon town centre is moments away offering an array of shops, bars, cafes and restaurants, as well as leisure facilities including a cinema complex.

Viewings are highly recommended.



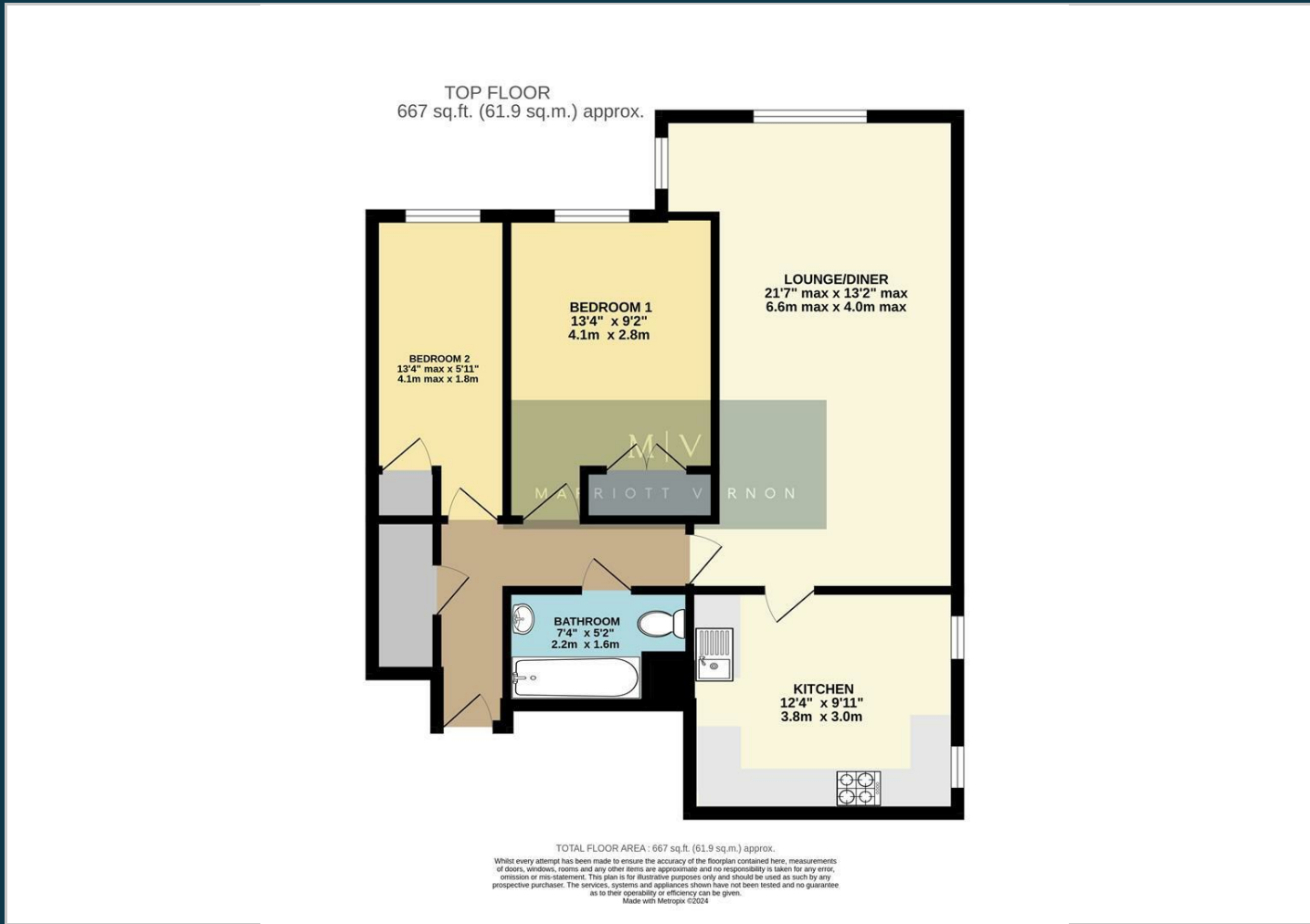




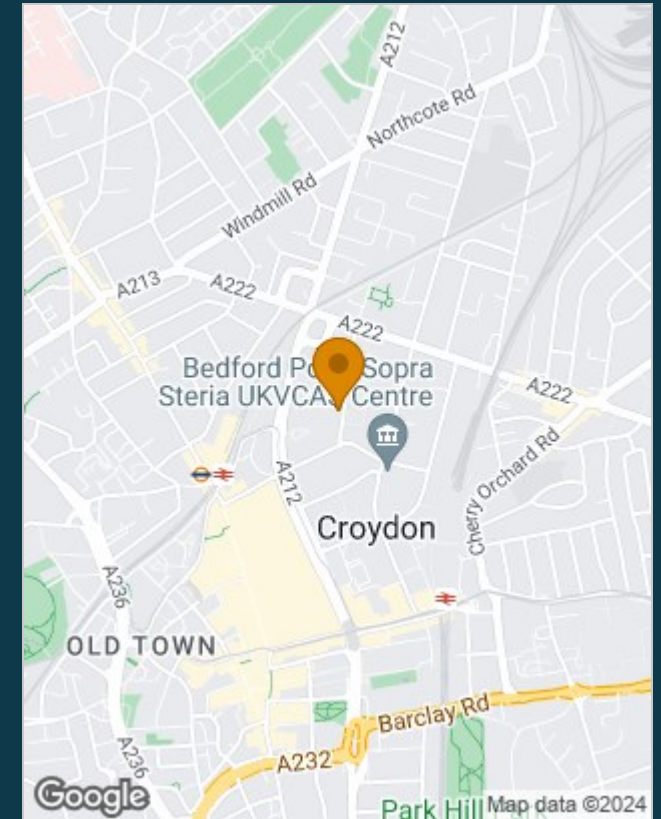
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Floor Plans



Location Map



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	
(69-80) C		
(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	

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.