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MARRIOTT VERNON
ESTATE AGENTS



Flat 2, 172 Selsdon Road, South Croydon, CR2 6PJ

Guide price £200,000



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South Croydon, CR2 6PJ

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Guide Price £200,000-£220,000

Marriott Vernon offer to the market this well presented one bedroom raised ground floor flat with no onward chain, superbly situated within a short walk of South Croydon station and a variety of shops, bars and restaurants. The property has been well maintained and offers bright, well planned accommodation with modern interiors throughout - ideal for first time or investment purchasers. Features include an inviting reception room, well equipped dual aspect kitchen, bathroom with white suite, gas central heating and double glazing.

Accommodation comprises entrance hall leading into the reception room with ample space for relaxing and dining, with door through to the separate kitchen. The kitchen, with dual aspect windows, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom with bay window to the front of the property and a bathroom with white suite to the rear.

The property is superbly located within easy access of South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants.

Viewings are highly recommended.



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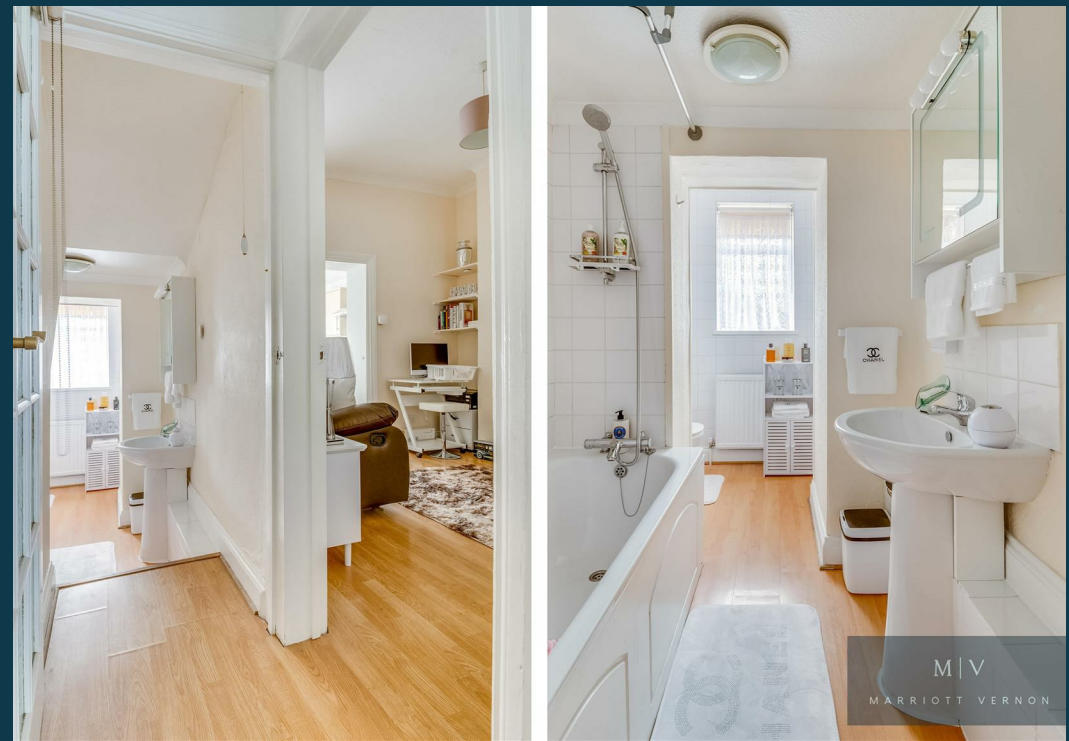
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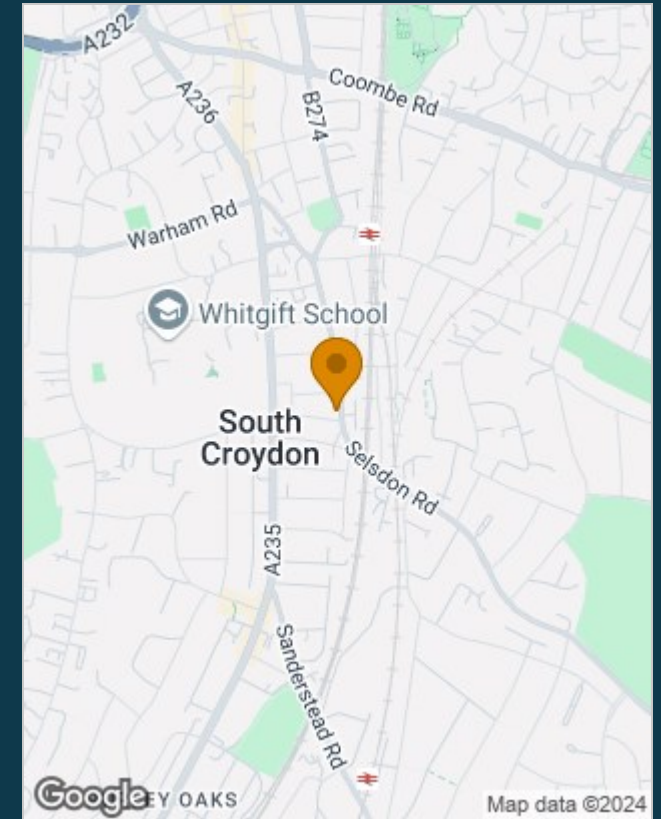
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Floor Plans



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		
(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	

Current: 68
Potential: 78

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.