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MARRIOTT VERNON
ESTATE AGENTS



Flat 7, Saxon Lodge 1A Tavistock Road, Croydon, CR0 2AL

Offers in excess of £230,000



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Marriott Vernon present to the market this well presented one bedroom top (third) floor purpose built flat offered with no onward chain, allocated parking bay and access to well maintained communal gardens. Ideally situated within just a short walk of both East and West Croydon stations, as well as Croydon town centre's bustling amenities, the property provides bright, well planned accommodation with modern interiors throughout - ideal for first time or investment purchasers. Features include a generous dual aspect reception room, separate well equipped kitchen, modern bathroom, ample inbuilt storage, electric heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage cupboards, leading into the reception room with ample space for relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven, and further space for appliances. There is a bedroom with useful inbuilt wardrobe cupboard, and a bathroom with modern 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.

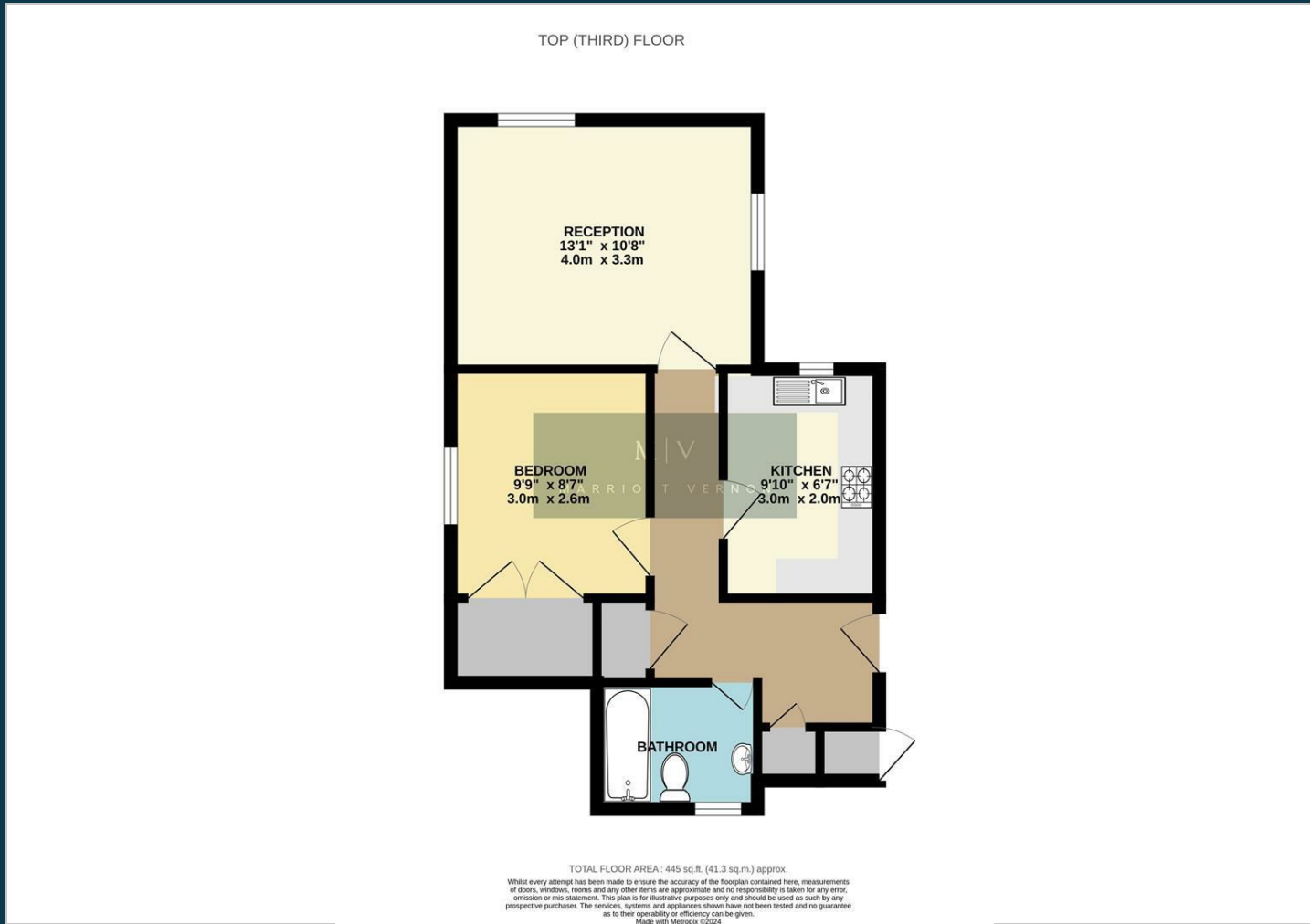
Viewings are highly recommended.



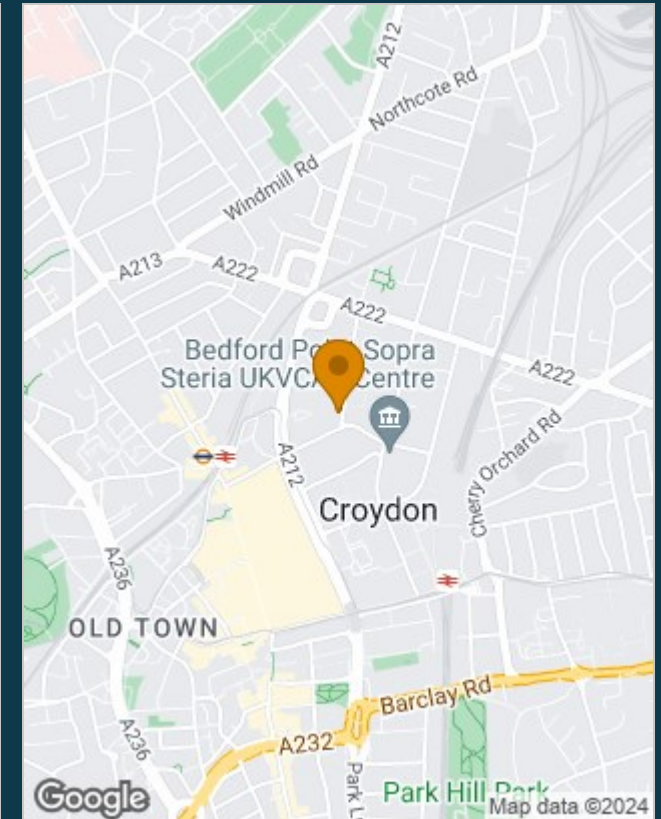




Floor Plans



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		76
(69-80) C		
(55-68) D		
(39-54) E	46	
(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.