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MARRIOTT VERNON  
ESTATE AGENTS



Flat 3 Dunedin Court 60 Sydenham Road, Croydon, CR0 2FH

Guide price £225,000



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# Flat 3 Dunedin Court 60 Sydenham Road

## Croydon, CR0 2FH

\*\*\*Guide Price £225,000-£235,000\*\*\*

Marriott Vernon present to the market this well proportioned one double bedroom ground floor flat, ideally situated within a short walk of East Croydon station, enjoying peaceful views over communal gardens to the rear. Offered to the market with a long lease and no onward chain, the property provides bright and spacious accommodation with modern interiors throughout - ideal for first time or investment purchasers alike. Features include an open plan reception/kitchen, modern bathroom, ample inbuilt storage, gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the generous open plan reception/kitchen with garden views and ample space for both relaxing and dining. The kitchen area 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 useful inbuilt storage, plus a bathroom with white three piece suite.

The property is superbly located within a short walk of East Croydon station, providing fast and frequent links into Central London, Gatwick and the South Coast, with Tramlink and bus connections also close-by, linking the surrounding area. Croydon town centre is moments away, offering a huge selection of shops, bars, restaurants and amenities, as well as leisure facilities including a large cinema complex.

Viewings are highly recommended



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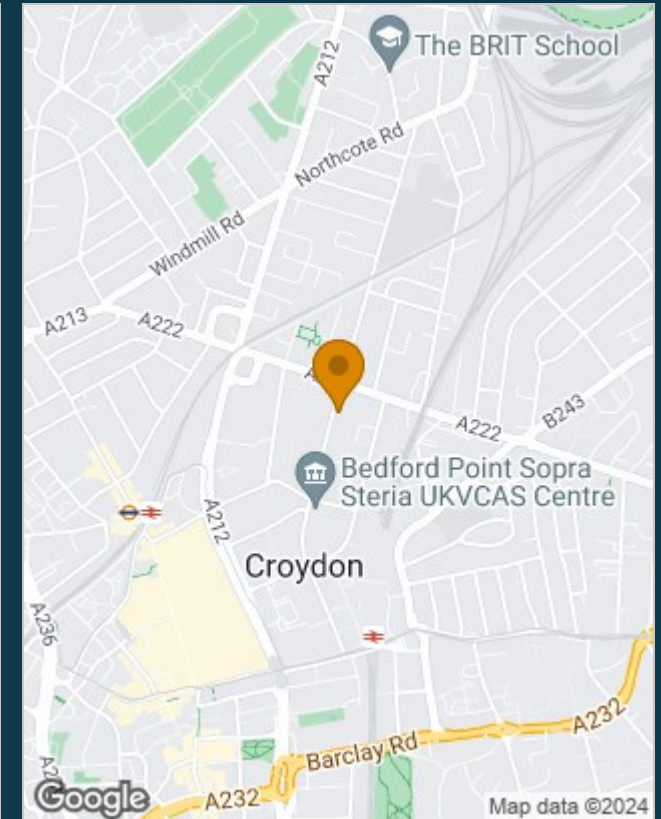




## Floor Plans



## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.