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MARRIOTT VERNON
ESTATE AGENTS



Flat 21, Canterbury Court 33 St. Augustines Avenue, South Croydon, CR2 6JP

Asking price £265,000



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Flat 21, Canterbury Court 33 St. Augustines Avenue

South Croydon, CR2 6JP

Well Presented Two Bedroom First Floor Flat

Modern Interiors and Neutral Finish

Separate Well Equipped Kitchen

Garage

Share of Freehold and No Chain

Popular Purpose Built Block

Bright and Spacious Reception Room

Modern Bathroom

Communal Gardens

Close to Transport Links, Shops and Amenities

Marriott Vernon present to the market this well presented two bedroom first floor purpose built flat with garage and share of freehold, ideally situated within easy reach of transport links, shops and amenities. The property offers bright, well planned accommodation with modern interiors and neutral finish throughout - perfect for homeowner or investor alike. Features include gas central heating, double glazing, security entry phone and no onward chain.

Accommodation comprises entrance hall with inbuilt storage, leading into the light and spacious 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 below, and further space for appliances. There are two well sized bedrooms, plus a family bathroom with white three piece suite.

The property is superbly located within easy access of South Croydon, Purley Oaks and Sanderstead stations, 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.

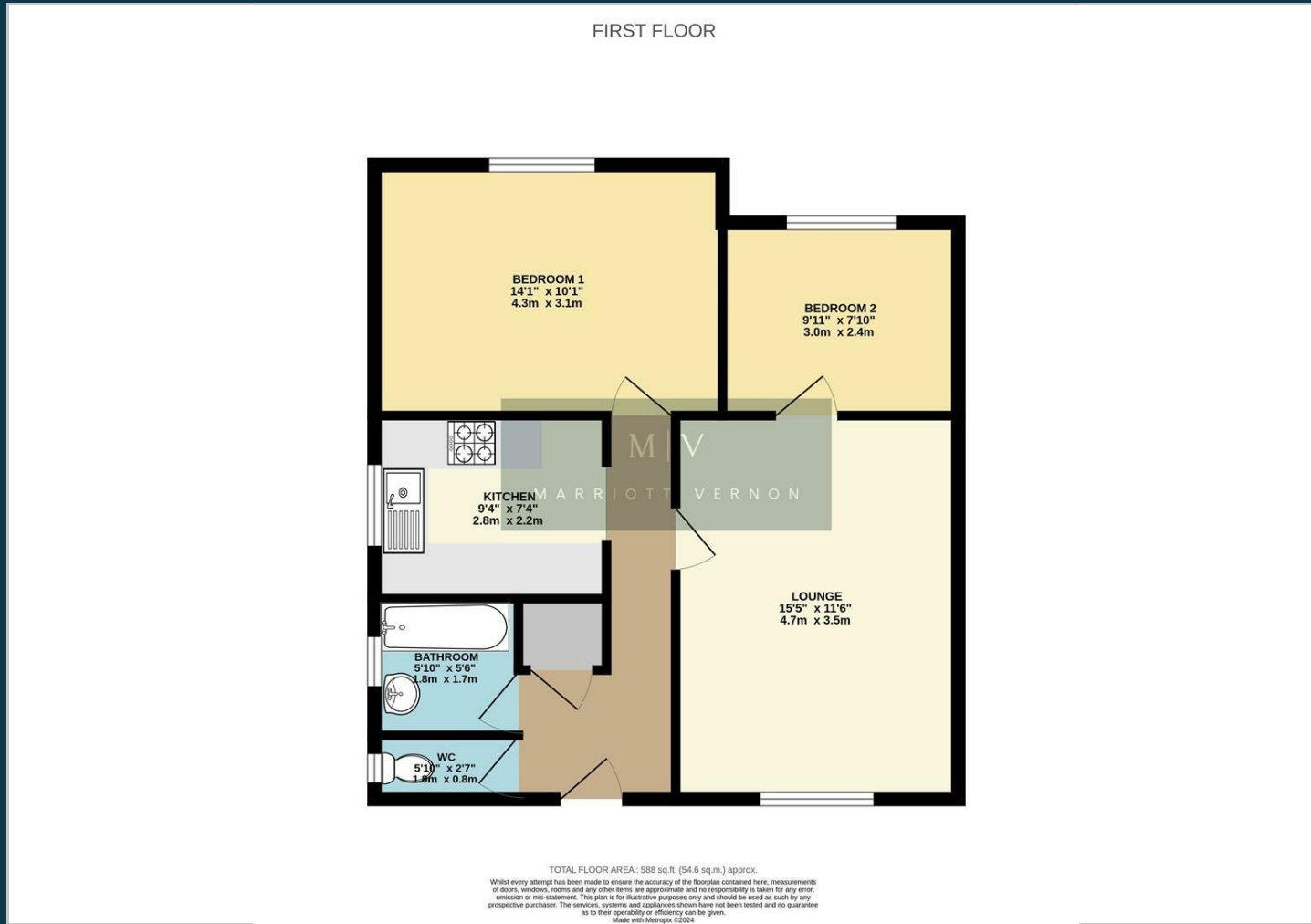
Asking price £265,000







Floor Plans



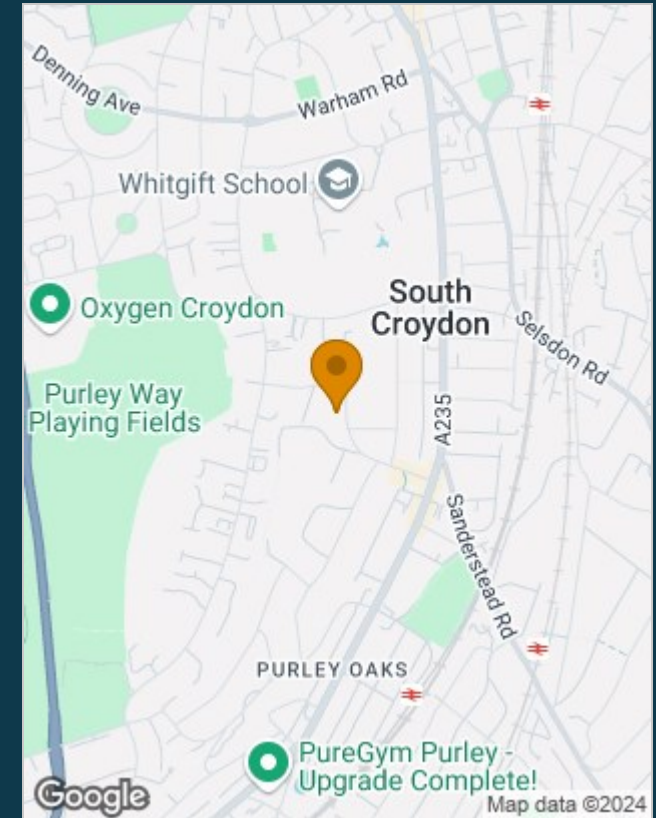
Viewing

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.

Ewhurst Avenue, South Croydon, CR2 ODL
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	