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MARRIOTT VERNON
ESTATE AGENTS

Flat 5, 41 Morland Road, Croydon, CR0 6HA

Asking price £275,000



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Marriott Vernon present to the market this well presented two bedroom top (second) floor flat with attractive communal garden and residents parking, conveniently situated within easy reach of Croydon town centre and amenities. The property offers bright and characterful accommodation with modern interiors and neutral finish throughout - ideal for homeowner or investor alike. Features include an inviting reception room, separate well equipped kitchen, modern bathroom, gas central heating with recently installed 'Worcester' boiler and double glazing.

Accommodation comprises entrance hall 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 below, and further space for appliances. There are two sized bedrooms, plus modern bathroom.

The property is conveniently located close to the centre of Croydon, within easy access of railway stations at nearby East Croydon, West Croydon and Selhurst, all offering excellent fast and frequent services into Central London. Numerous regular bus routes link the surrounding area, with Tramlink from Blackhorse Lane also connecting Beckenham and Wimbledon. Croydon town centre is just a short distance away offering an array of shops, bars, cafes and restaurants, as well as leisure facilities including a cinema complex.

Viewings are highly recommended.





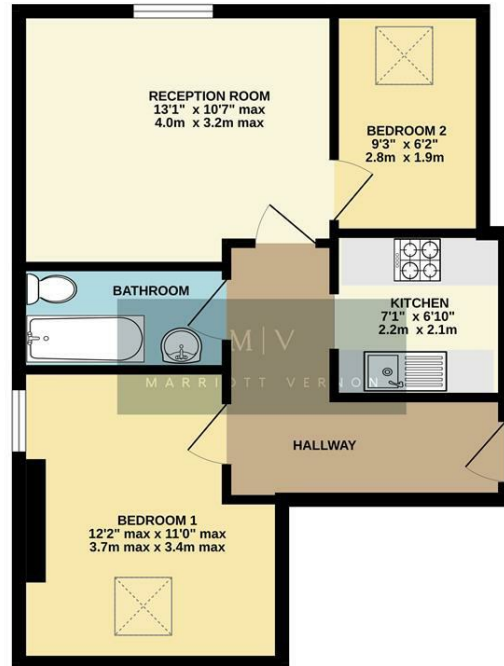


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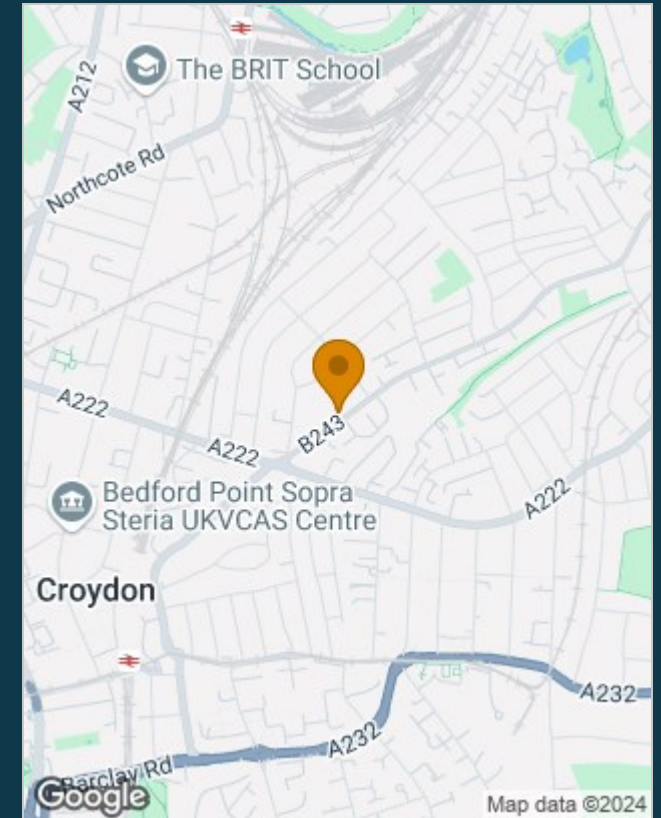
Floor Plans

SECOND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA - 472 sq.ft. (43.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	62	
(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	