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MARRIOTT VERNON

ESTATE AGENTS



Flat 4 Heronsgate Court 3 The Avenue, Croydon, CR0 5BW

Asking price £340,000





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Croydon, CR0 5BW

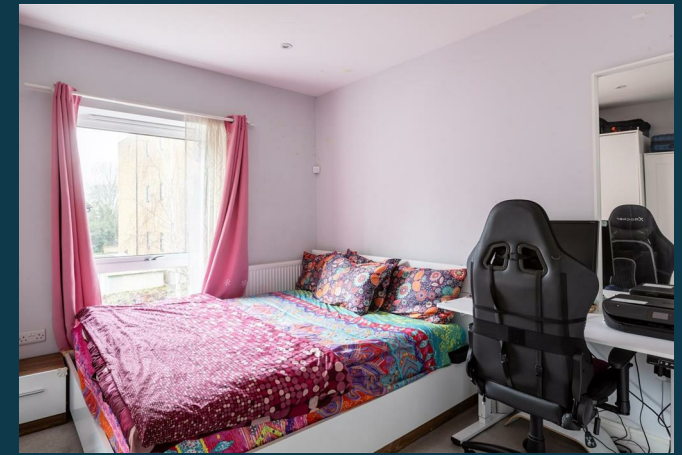
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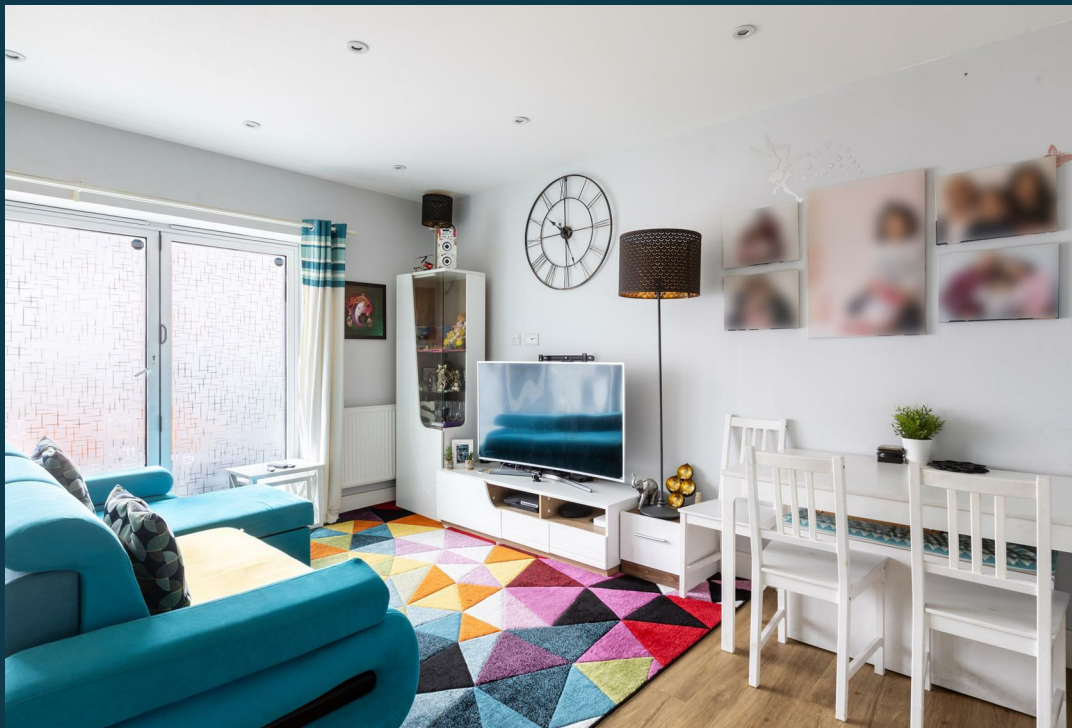
Marriott Vernon present to the market this stunning two bedroom, two bathroom, apartment with private balcony, enviably set within a sought after modern development just a short walk from East Croydon station, Tramlink and town centre amenities. Beautifully designed to create energy efficient living space, ideal for a modern lifestyle, this fantastic apartment provides the perfect combination of comfort and style. Features include a wonderful open plan reception/kitchen/diner, two bath/shower rooms (one en-suite), useful inbuilt storage, gas central heating, double glazing, ventilation system, CAT 6 home network connectivity, and video entry system. The development itself benefits from security lighting, landscaped communal gardens, , secure bike storage and CCTV.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen/diner with direct access onto the delightful enclosed private balcony and ample space for both relaxing and dining. The kitchen area comprises a sleek range of matching white fronted wall and base units with work surfaces incorporating inset sink unit and a range of 'Blomberg' and 'NEFF' appliances. There are two well sized double bedrooms, with en-suite shower to the principal bedroom, plus a stylish family bathroom with white three piece 'Duravit' suite with 'Hans Grohe' fittings and elegant porcelain tiling.

The property is superbly located moments from East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by offering a huge selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces including nearby Park Hill Park, as well as good local schools including Park Hill School.

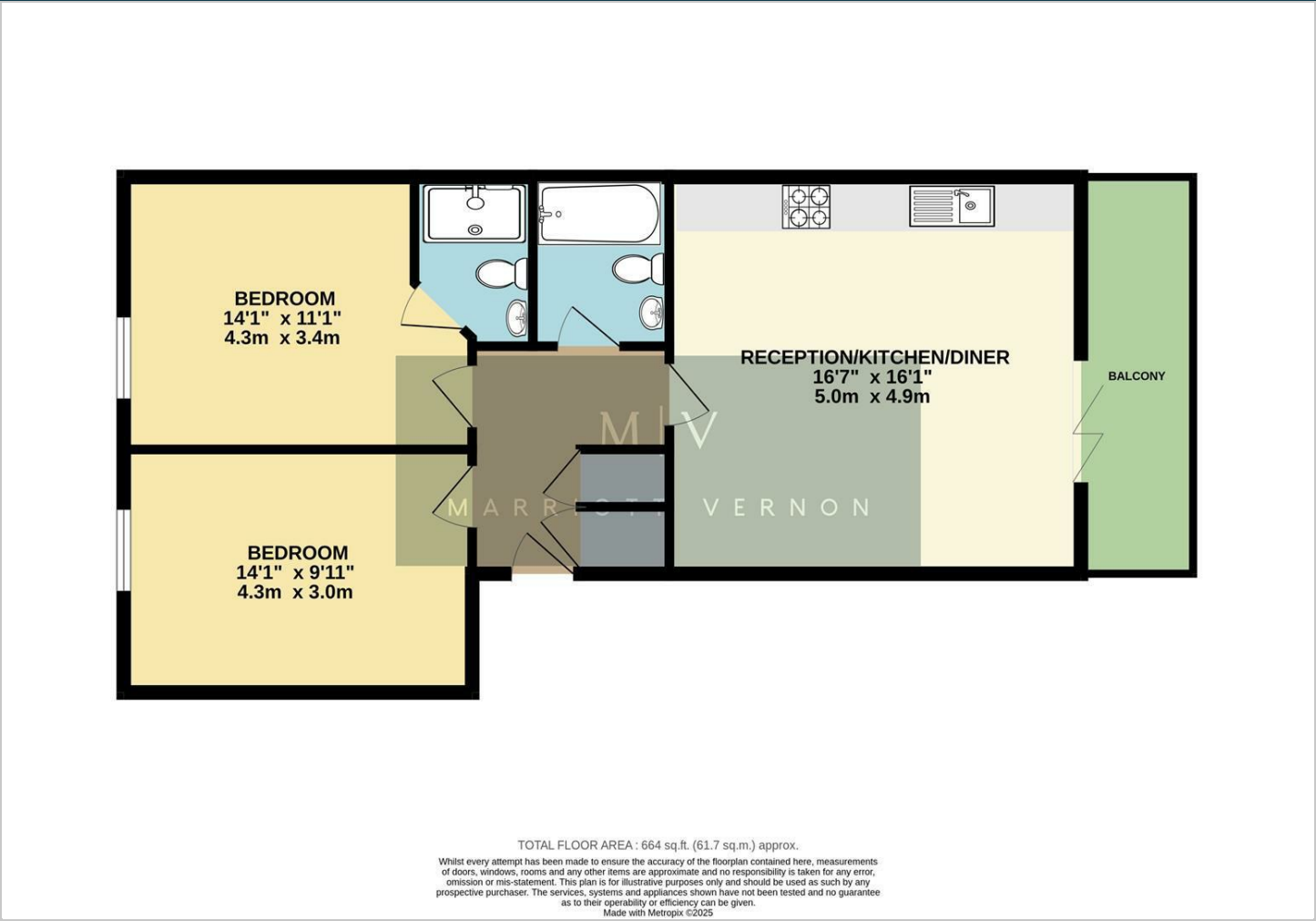
Viewings are highly recommended.



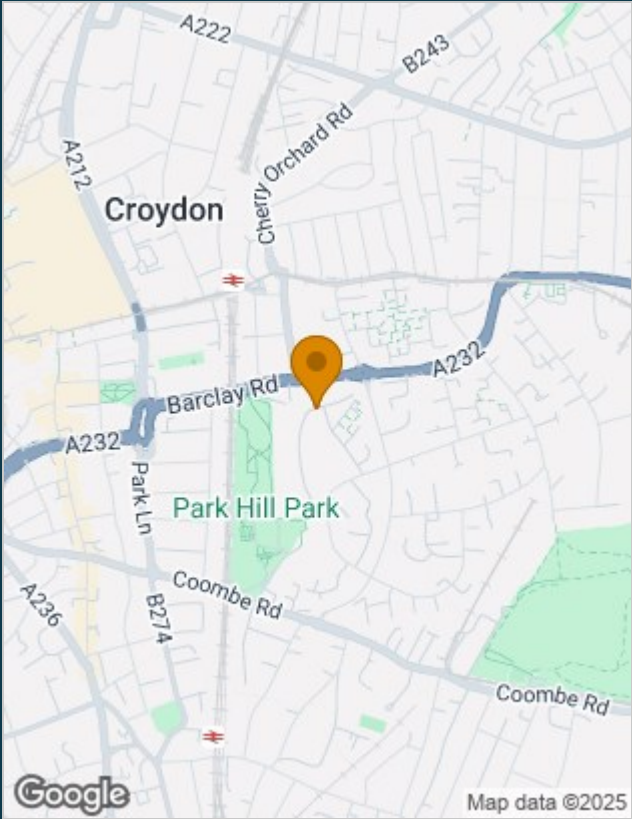




Floor Plans



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	84	84
(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	

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.