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MARRIOTT VERNON
ESTATE AGENTS

45 St. Clairs Road, Croydon, CR0 5NE
Asking price £325,000



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45 St. Clairs

Croydon, CR0 5NE

Two Double Bedroom Top Floor Flat
Modern Interiors and Neutral Finish

Separate Well Equipped Kitchen
Allocated Undercover Parking Space
Long Lease and No Chain

Fantastic Location 0.2 Miles From East Croydon
Bright and Spacious 22'0 Dual Aspect Reception Room
Modern Family Bathroom
Secure Entry
Moments from East Croydon Station and Town Centre

Marriott Vernon welcome to the market this well presented two double bedroom top floor flat with allocated undercover parking, long lease and no onward chain. Superbly situated in a desirable development, just moments from East Croydon station, the property offers bright and spacious accommodation with modern interiors throughout. Flowing living space creates the perfect combination of comfort and convenience - ideal for homeowner or investor alike. Features include a 22'0 dual aspect reception room, separate well equipped kitchen, modern bathroom, electric central heating, double glazing and security entry phone.

Accommodation comprises entrance hall with deep inbuilt storage cupboard, leading into the reception room with ample space for relaxing, entertaining and dining. The separate kitchen 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 are two well sized double bedrooms, with inbuilt storage to the master, plus a family bathroom with white three piece suite.

The property is enviably located 0.2 miles from East Croydon station with outstanding connections into Central London as well as to Gatwick and the South Coast. The Tramlink service, from Lebanon Road or East Croydon itself, also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, with the fashionable 'Box Park' development only moments away next to the station.

Viewings are highly recommended.

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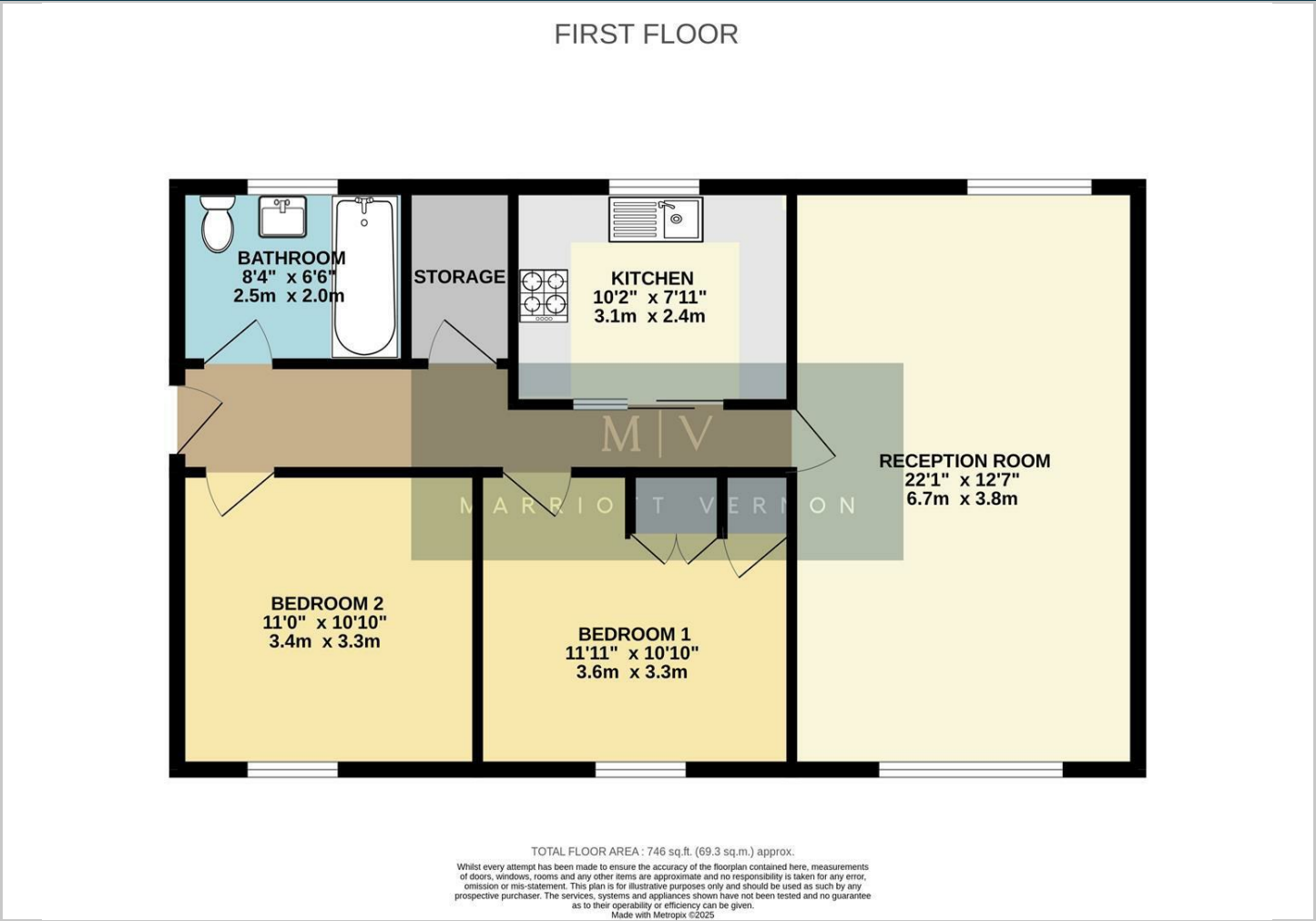




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Floor Plans



Viewing

Please contact our Marriot 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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Location Map

