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MARRIOTT VERNON  
ESTATE AGENTS

Wren  
Court 85  
Coombe Rd

Flat 11 Wren Court 85 Coombe Road, Croydon, CR0 5SP

Offers in excess of £280,000



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# Flat 11 Wren Court 85 Coombe Road Croydon, CR0 5SP

Offers in excess of £280,000

Marriott Vernon present to the market this beautifully presented two bedroom raised ground floor flat with private balcony, garage en bloc, visitor parking and access to attractive well maintained communal gardens. Superbly situated in a popular residential development within easy reach of town centre amenities, bars and restaurants, the property offers bright and spacious accommodation, recently refurbished to a high standard throughout. Features include a large 16'10 reception room with balcony, newly fitted kitchen and bathroom, brand new carpets, gas central heating with combination boiler, double glazing, long 977 lease with Share of Freehold and no onward chain.

Accommodation comprises entrance hall with inbuilt storage, leading into the generous reception room with ample space for relaxing, entertaining and dining, and door through to the kitchen. The kitchen itself 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 bedrooms, plus a stylish family bathroom with new white three piece suite.

The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is just a short distance away providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants.

Viewings are highly recommended.







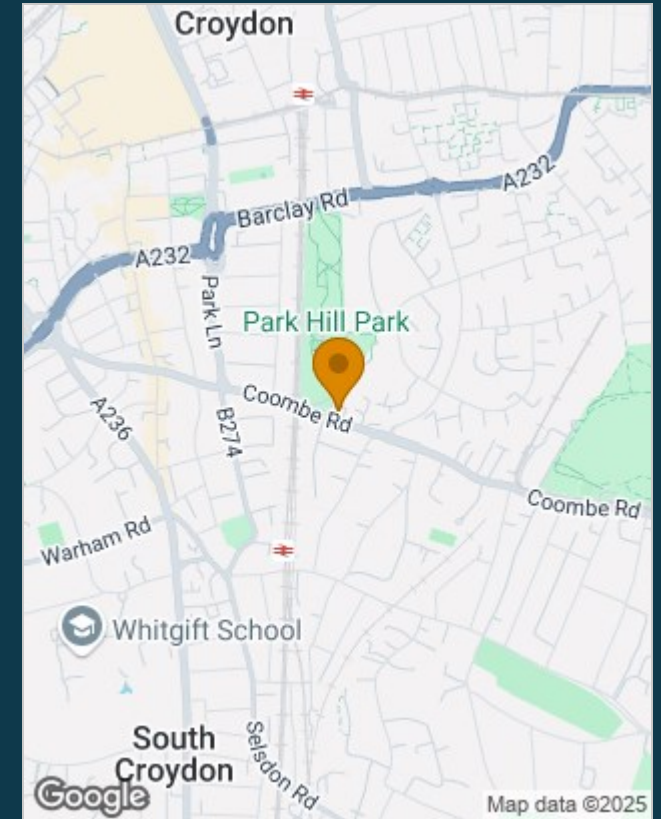
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## Floor Plans



## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.