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MARRIOTT VERNON

ESTATE AGENTS

Flat 2, 8 Campden Road, South Croydon, CR2 7EN

£1,300

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# Flat 2, 8 Campden Road

South Croydon, CR2 7EN

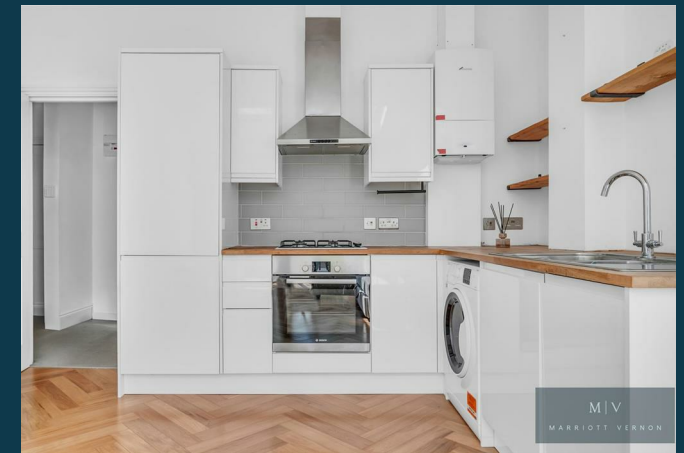
£1,300

Marriott Vernon present to the market this well presented one bedroom ground floor apartment with private patio opening onto well maintained communal gardens. Set in a quiet residential road close to transport links and amenities, the property provides bright, well planned accommodation with modern interiors throughout - the perfect blend of comfort and convenience for a modern lifestyle! Features include a light and airy open plan reception/well equipped kitchen, modern bathroom, gas central heating, double glazing and neutral decor.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with direct access onto the private patio and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom, plus a modern bathroom with white three piece suite.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service 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 within easy reach for a diverse selection of bars and restaurants.

Viewings are highly recommended.







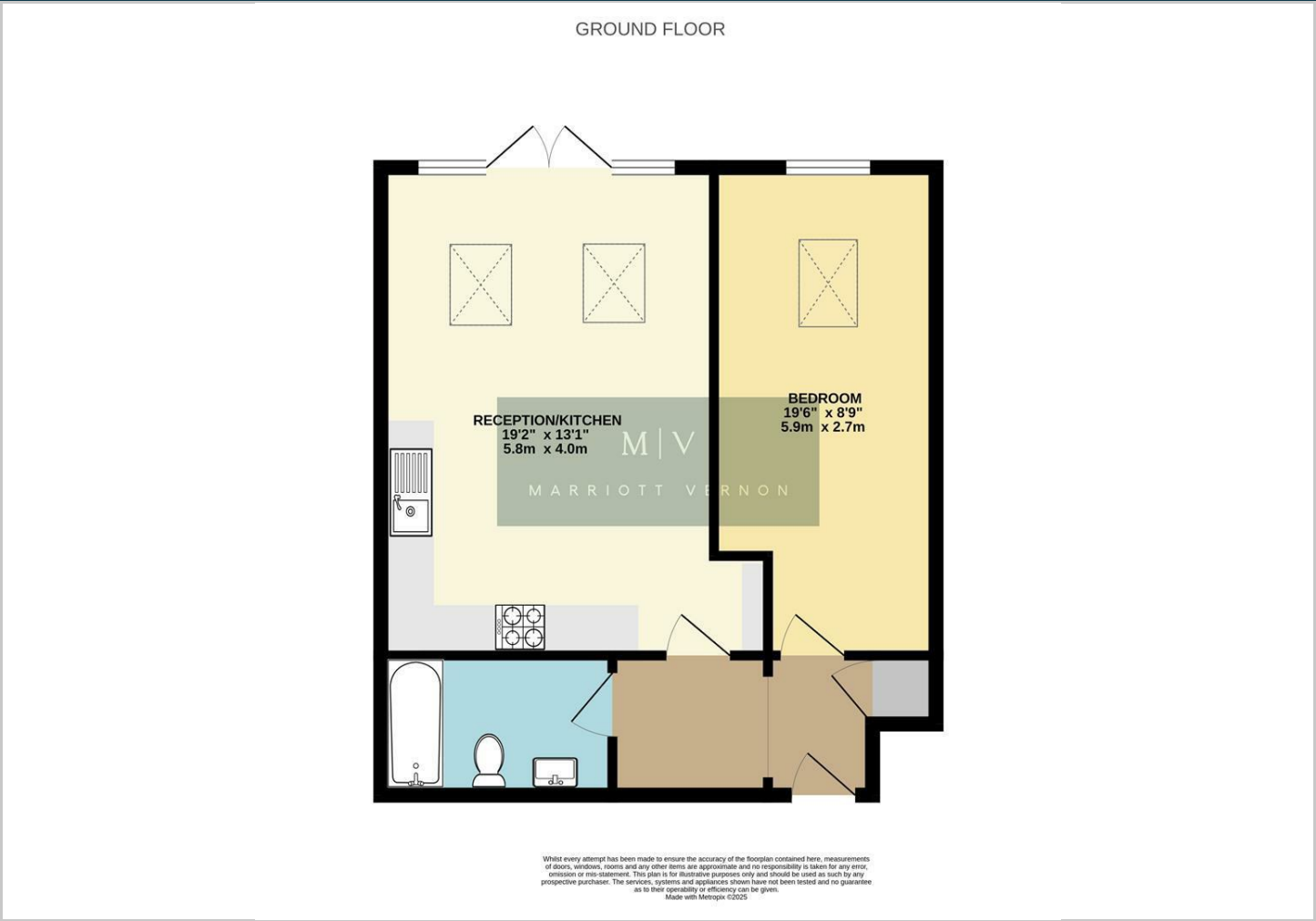




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Floor Plans



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.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(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		