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ESTATE AGENTS



Flat 4 Rainier Apartments 43 Cherry Orchard Road, Croydon,  
£1,800 Per month



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# Flat 4 Rainier

## Croydon, CR0 6FA · ~

Stunning Two Double Bedroom Ground Floor Apartment

Immaculate Finish Throughout

Two Bath/Shower Rooms (One En-Suite)

Concierge Services

Moments from East Croydon Station and Tramlink

Desirable East Croydon Development

Light and Spacious Reception/Kitchen

Private Patio

Attractive Communal Gardens

Short Walk to Town Centre Amenities

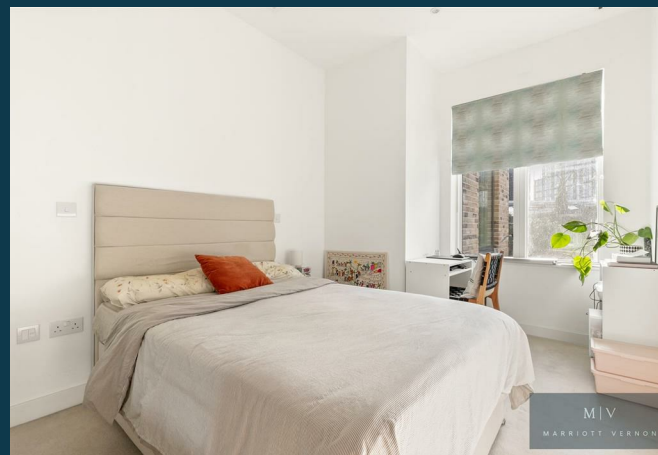
Marriott Vernon present to the market this stunning two double bedroom, two bathroom, ground floor apartment, occupying a fantastic position in a desirable modern development moments from East Croydon station. The property offers light and spacious accommodation, finished to a very high standard, with modern design and immaculate interiors. Features include a bright open plan reception/kitchen opening onto a private patio, principal bedroom with en-suite shower, stylish family bathroom, electric heating, double glazing, inbuilt storage, quality floor coverings, on-site concierge, and well maintained landscaped communal gardens.

Accommodation comprises entrance hall leading into the open plan reception/kitchen with fitted electronic blinds, direct access onto the patio area and ample space for entertaining, 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, induction hob with overhead extractor and electric oven below, dishwasher and further space for appliances. There are two double bedrooms, with en-suite shower to the principal bedroom, plus a family bathroom with white three piece suite.

The property is superbly located within just a short walk of 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. There are an array of local shops, bus routes and amenities nearby, and Croydon town centre is just a short distance away offering a larger selection of branded shopping, bars, restaurants and leisure facilities.

Viewings are highly recommended.

£1,800 Per month







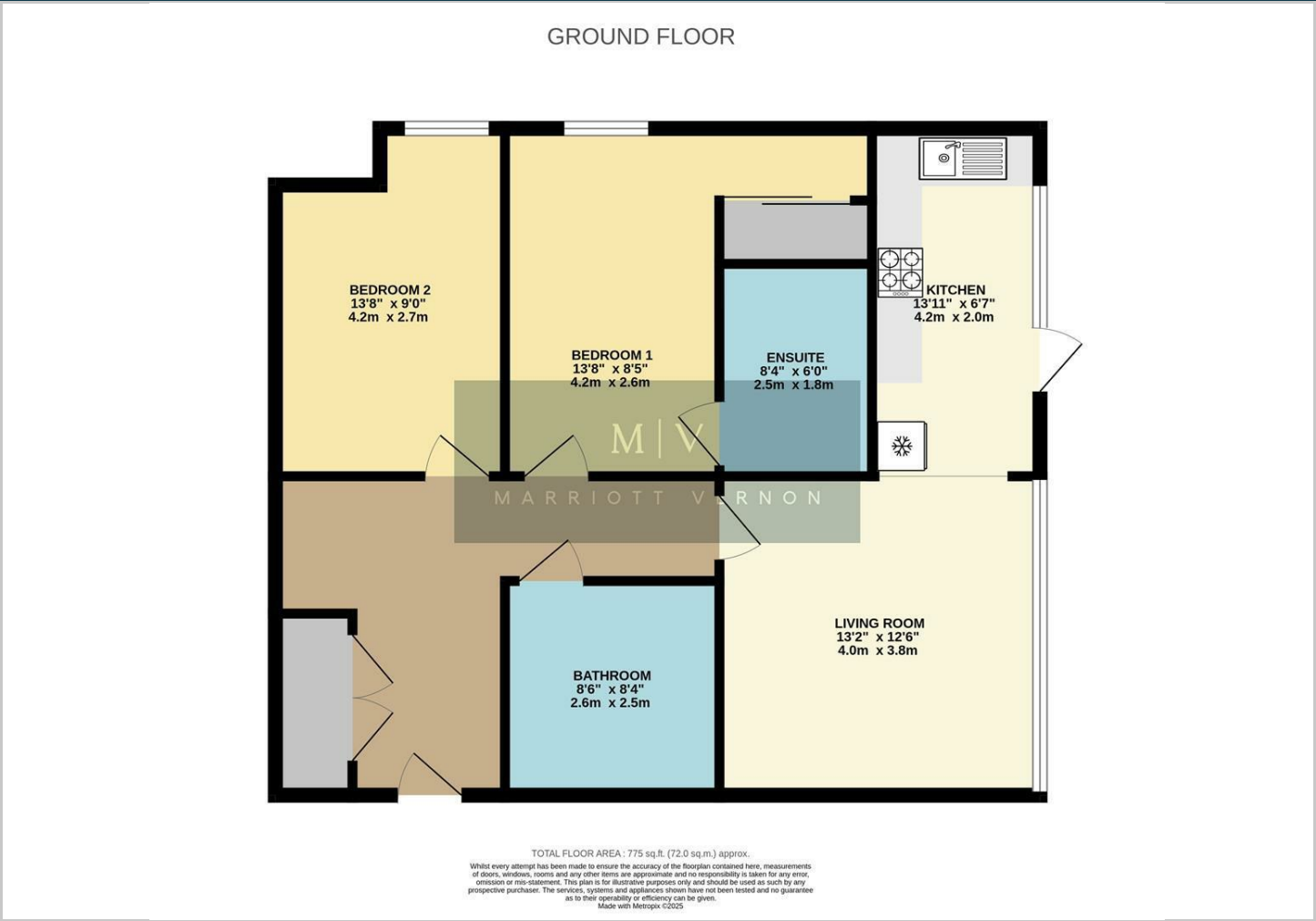




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Floor Plans



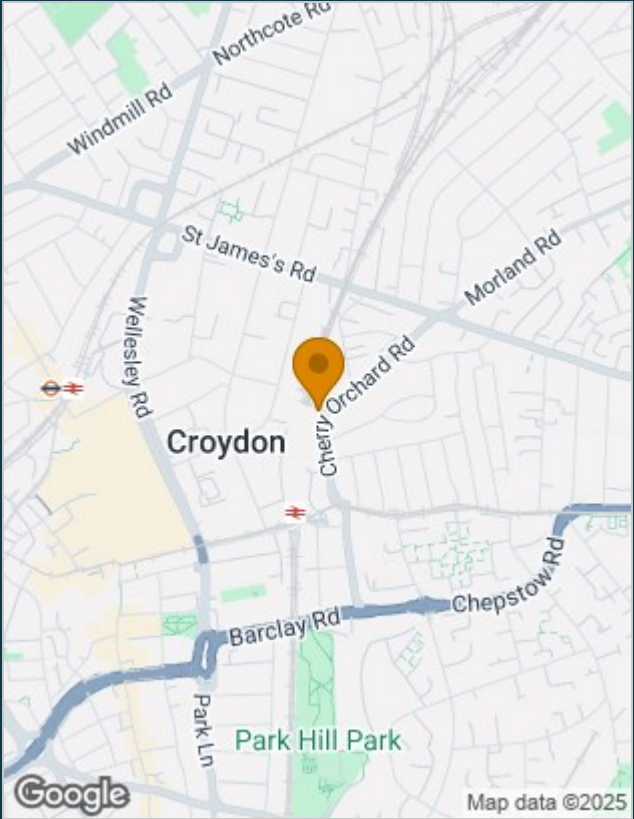
Viewing

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                                   | 83                      | 83        |
| (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 |           |