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MARRIOTT VERNON

ESTATE AGENTS

59 Turnpike Link, Croydon, CR0 5NT

£1,550 Per month



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# 59 Turnpike

## Croydon, CR0 5NT

Well Proportioned Two Bedroom Ground Floor  
Maisonette

Modern Interiors

Separate Well Equipped Kitchen

Garage En Bloc

Moments from East Croydon Station and  
Tramlink

Sought After East Croydon/Park Hill Location

Two Reception Areas

Newly Fitted Family Bathroom

Double Glazing

Easy Access Town Centre Amenities

Marriott Vernon are delighted to offer this well proportioned two bedroom ground floor maisonette with garage en bloc, ideally situated in the highly sought after Park Hill location, moments from East Croydon station and town centre amenities. Features include two reception areas, separate well equipped kitchen, newly fitted bathroom, warm air heating, double glazing, ample inbuilt storage and private entrance.

Accommodation comprises entrance hall leading into the adjoining lounge and dining areas with ample space for relaxing and entertaining. 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 bedrooms, plus a newly fitted family bathroom with white three piece suite.

The property is superbly located within a few minutes walk (approx.. 0.3 mile) 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. Croydon town centre is also 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.

£1,550 Per month



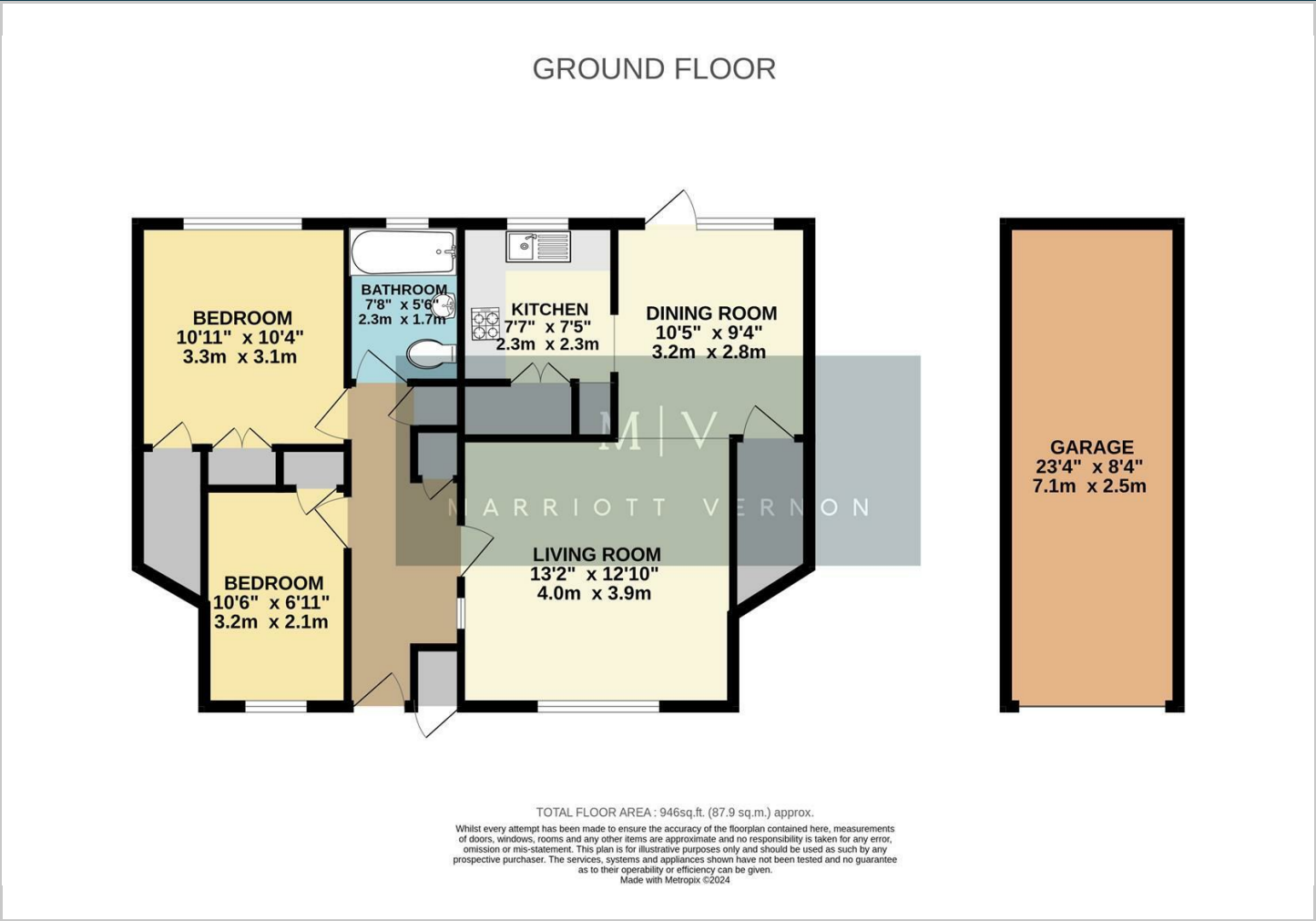




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Floor Plans



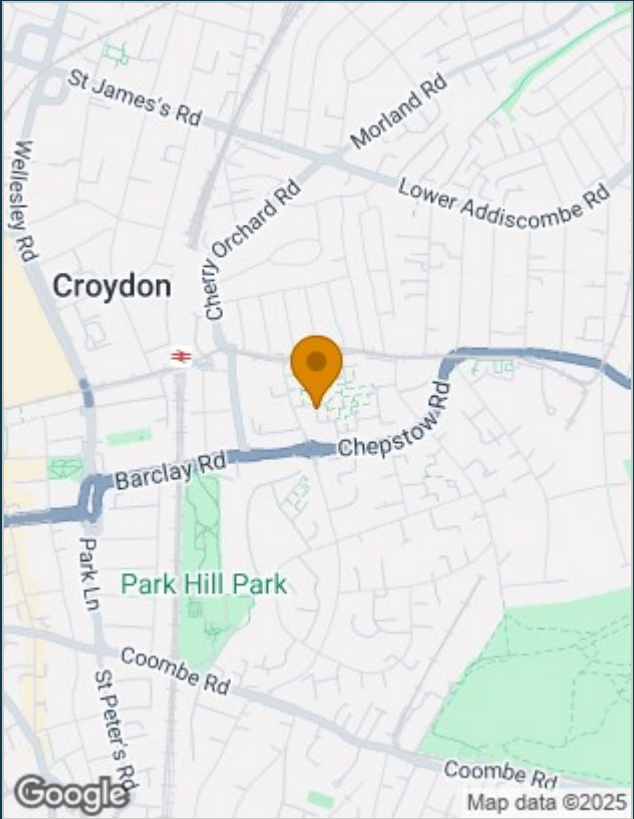
Viewing

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                                   |         |           |
| (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                     |         |           |