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ESTATE AGENTS



Faversham House 232A Addington Road, South Croydon, CR2 8LE

Asking price £215,000



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# Faversham House 232A Addington Road

## South Croydon, CR2 8LE

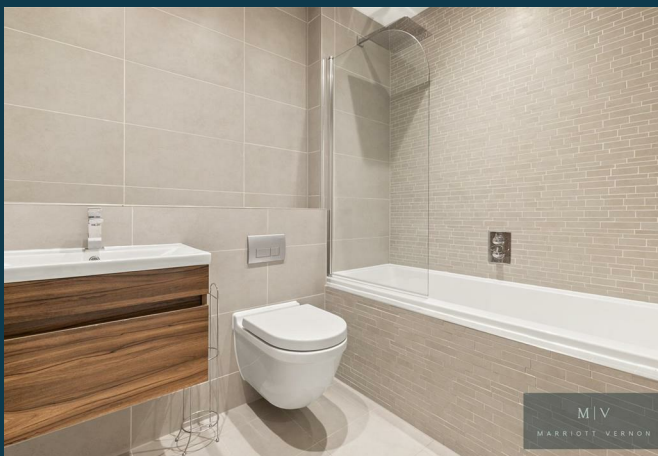
Well Presented One Double Bedroom Top Floor Flat	Chain Free
Modern Interiors and Neutral Finish	Light and Spacious Dual Aspect Open Plan Reception/Kitchen
Allocated Parking Space	Ample Inbuilt Storage
Modern Bathroom Suite	Virtually staged
Close to Transport Links	Moments from Shops and Amenities

Marriott Vernon present to the market this well presented, light and spacious, one double bedroom top floor flat with allocated parking and no onward chain, ideally situated in the heart of Selsdon, moments from an array of local amenities. The property offers bright accommodation with modern interiors and neutral finish throughout - the perfect blend of comfort and convenience for a modern lifestyle. Features include a generous dual aspect open plan reception/kitchen/diner, modern bathroom, ample inbuilt storage, quality floor coverings, double glazing, secure entry and allocated parking space. Accommodation comprises entrance hall with inbuilt storage, leading into the dual aspect reception/kitchen/diner with ample space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further space for appliances. There is a well sized double bedroom with inbuilt wardrobe, plus a bathroom with white three piece suite.

The property is located in the centre of Selsdon, close to numerous local bus routes providing access into Croydon town centre, as well as South and East Croydon mainline stations with fast and frequent links into Central London. Selsdon itself offers a variety of shops, cafes, restaurants and local amenities, including Aldi and Sainsbury's supermarkets and a library.

Viewings are highly recommended.

Asking price £215,000







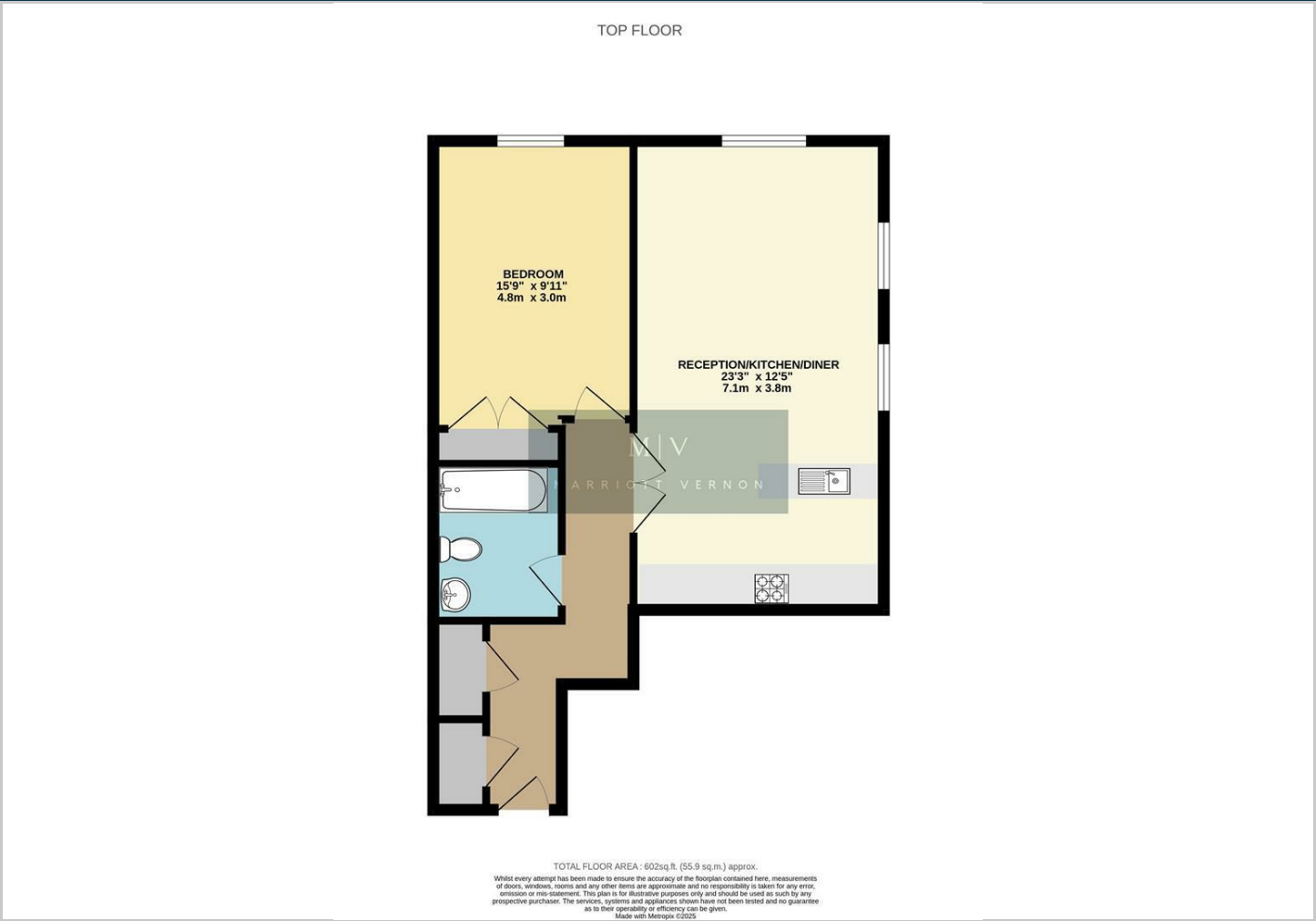


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Floor Plans



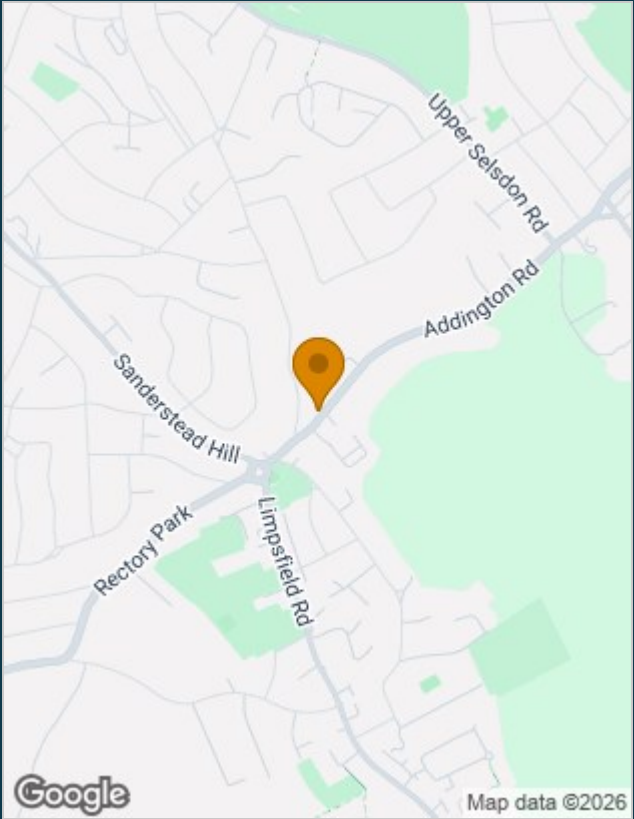
Viewing

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC