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MARRIOTT VERNON  
ESTATE AGENTS



20 Normanton Road, South Croydon, CR2 7AR

£1,700 Per month



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# 20 Normanton Road South Croydon, CR2 7AR

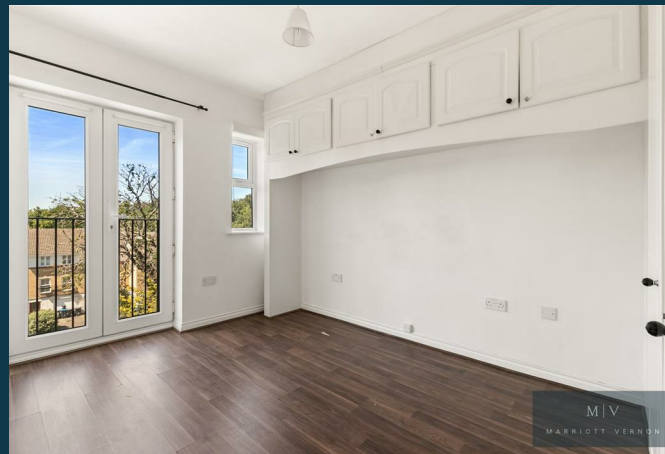
£1,700 Per month

Marriott Vernon present to the market this well presented two bedroom, two bathroom, top floor apartment, boasting allocated off street parking and a fantastic location within just a short walk of South Croydon station and local amenities. The property has been well maintained and appointed by the current owner, offering light and airy accommodation with stylish interiors and neutral finish throughout. Features include a generous 15'9 reception room, separate well equipped kitchen, two bath/shower rooms (one en-suite), gas central heating, double glazing, inbuilt storage and quality floor coverings.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for both relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized bedrooms, each with inbuilt wardrobes, and en-suite shower to the principal bedroom, plus a family 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 recommended.





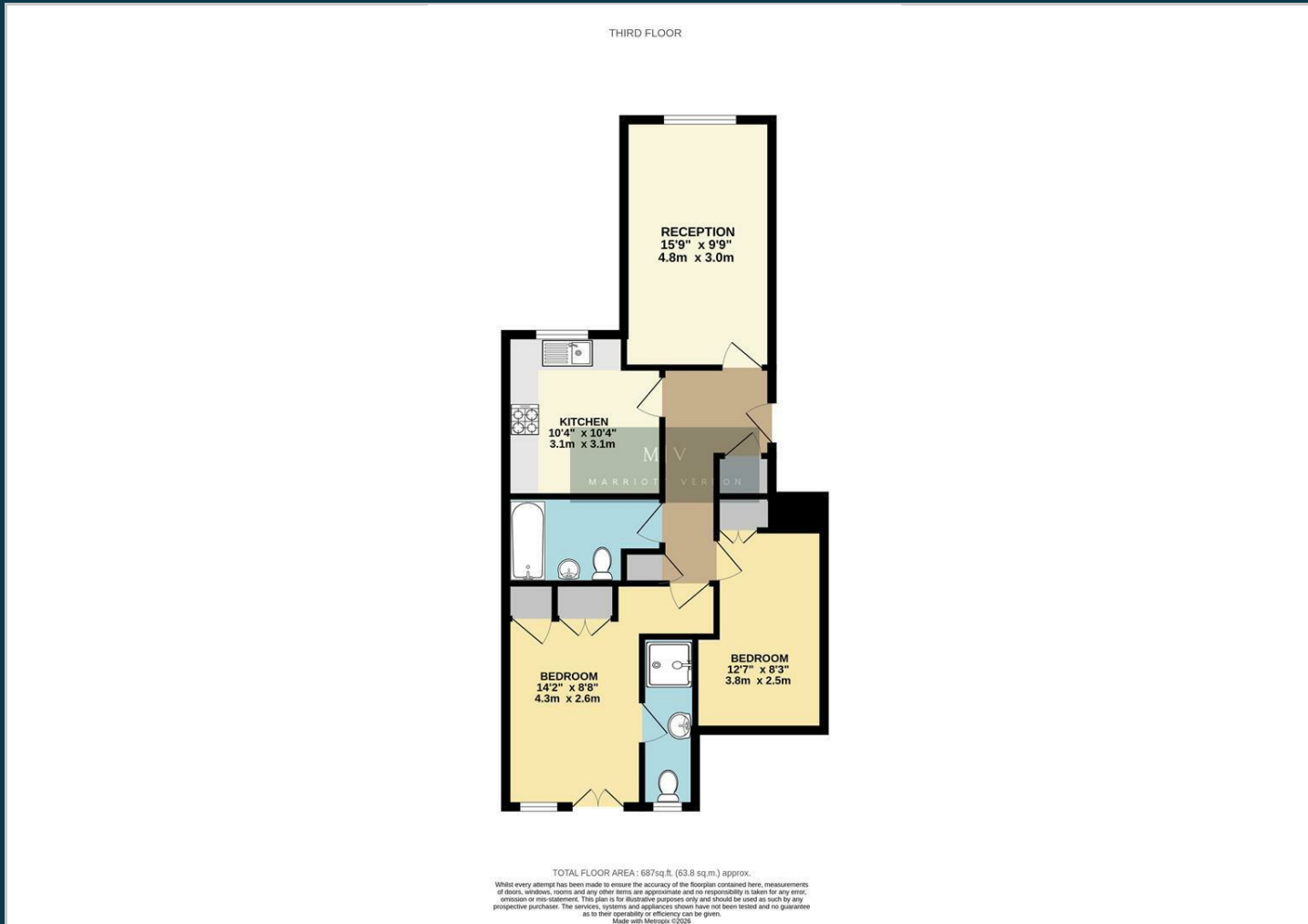


NO  
BALL GAMES  
ALLOWED

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## Floor Plans



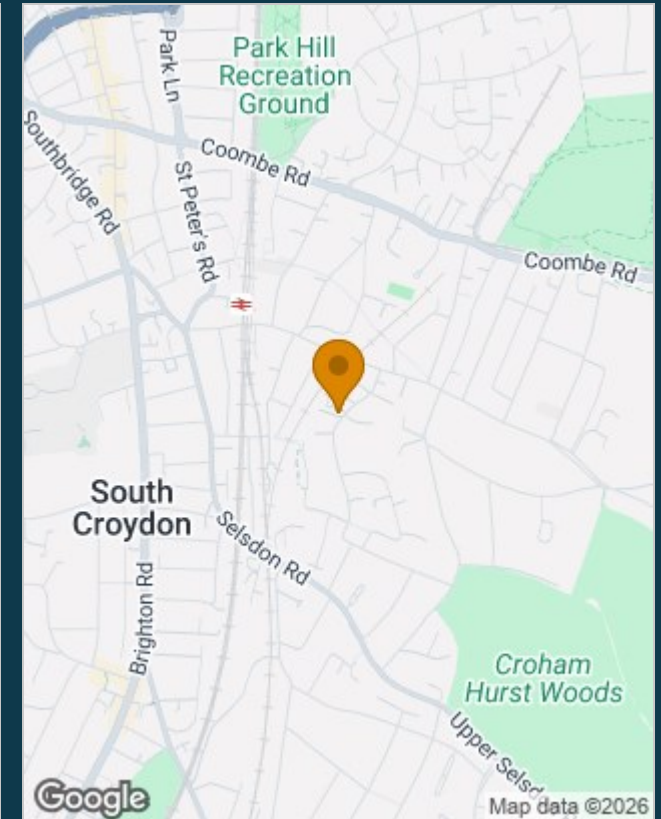
Viewings are highly recommended

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.

Bank House, 111 South End, Croydon, CR0 1BJ  
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

## 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>	75	75
(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	