



Rosamund Close, South Croydon, CR2 7EW

Offers in excess of £240,000

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MARRIOTT VERNON

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# Rosamund Close South Croydon, CR2 7EW

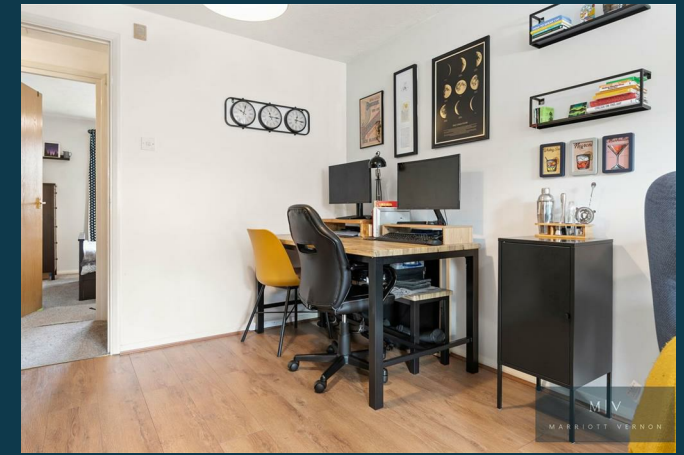
Offers in excess of £240,000

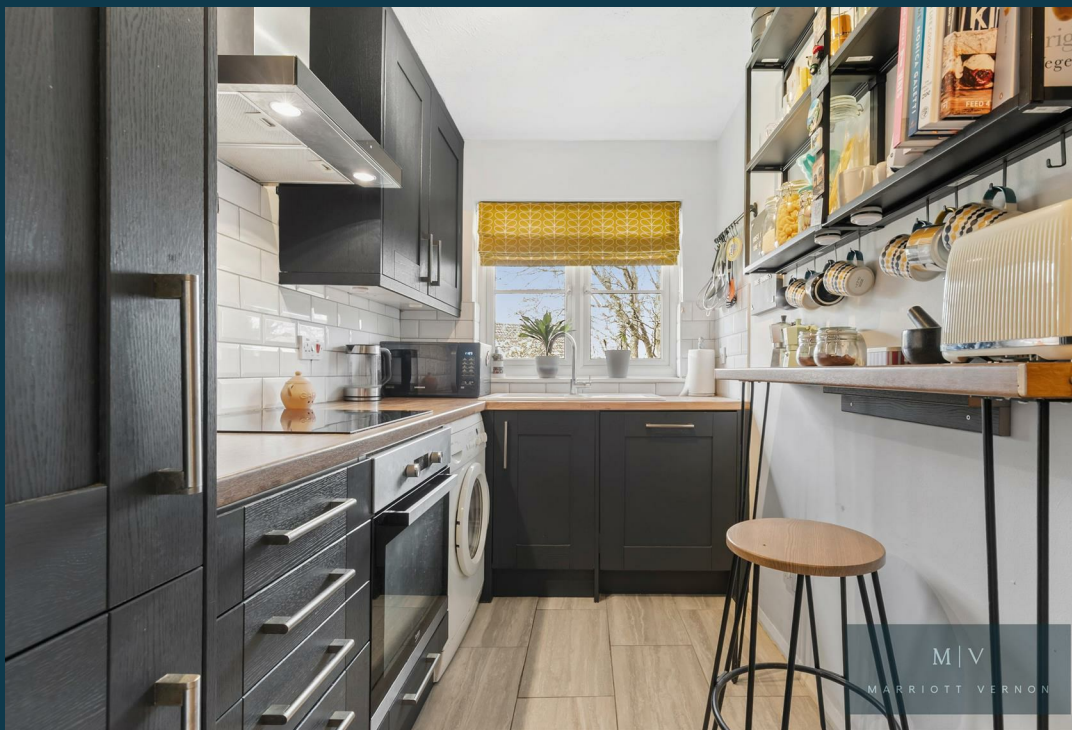
Marriott Vernon present to the market this well presented one bedroom maisonette with residents parking and communal gardens, superbly situated moments from South Croydon station and amenities. The property provides bright, well planned accommodation with modern interiors and neutral decor throughout - ideal for first time buyer or investor. Features include a generous reception room, well equipped kitchen, ample inbuilt storage including access to the loft and double glazing.

Accommodation comprises private entrance with stairs rising to the first floor, leading into the reception room with ample space for relaxing and dining. An inner hall with inbuilt storage cupboards opens through to the kitchen, bedroom and shower room. The kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit further space for appliances. The bedroom is a good size, with inbuilt wardrobe, and a contemporary shower room completes the accommodation.

The property is located close to South Croydon station, offering fast and frequent connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants.

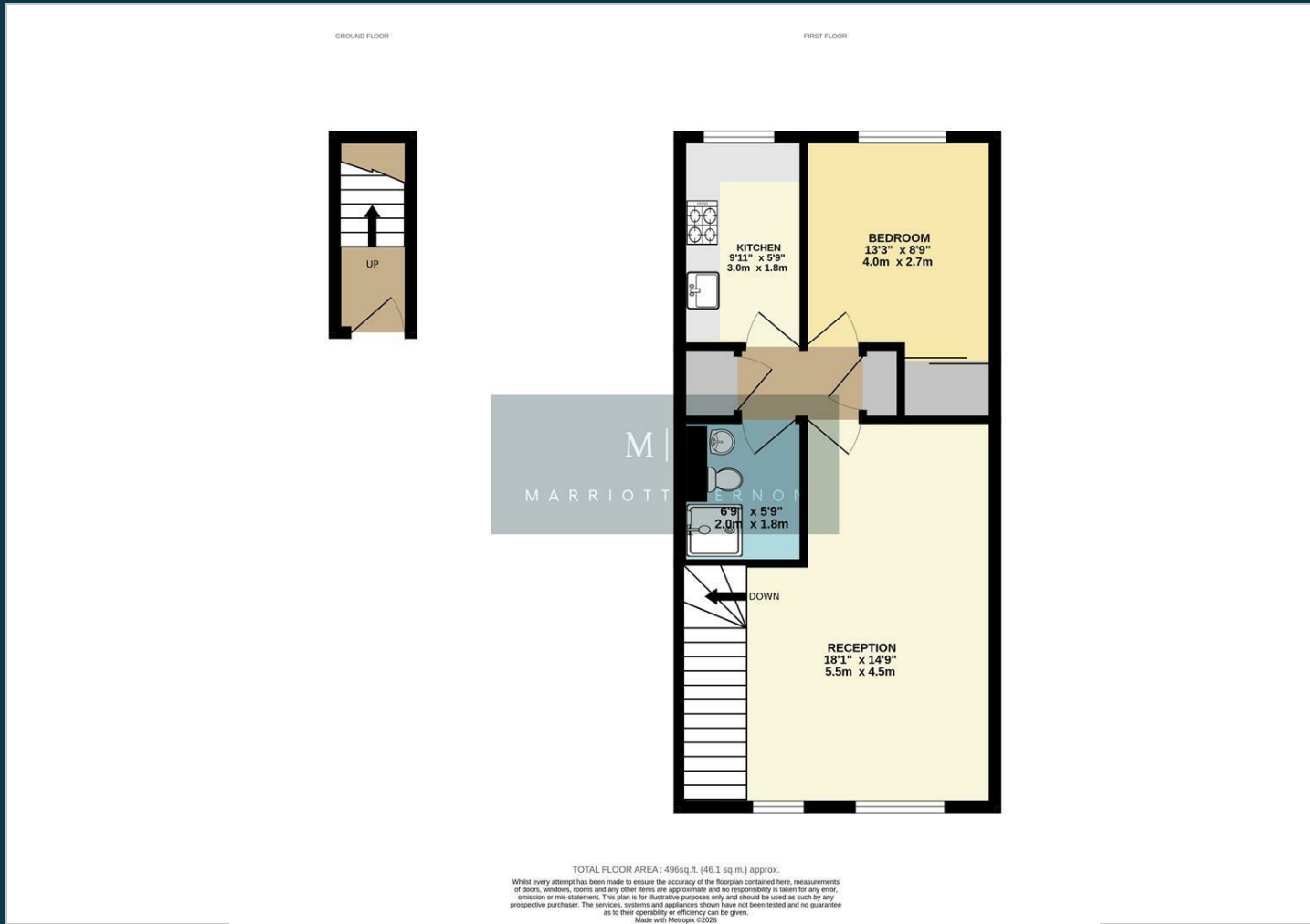
Viewings are highly recommended.



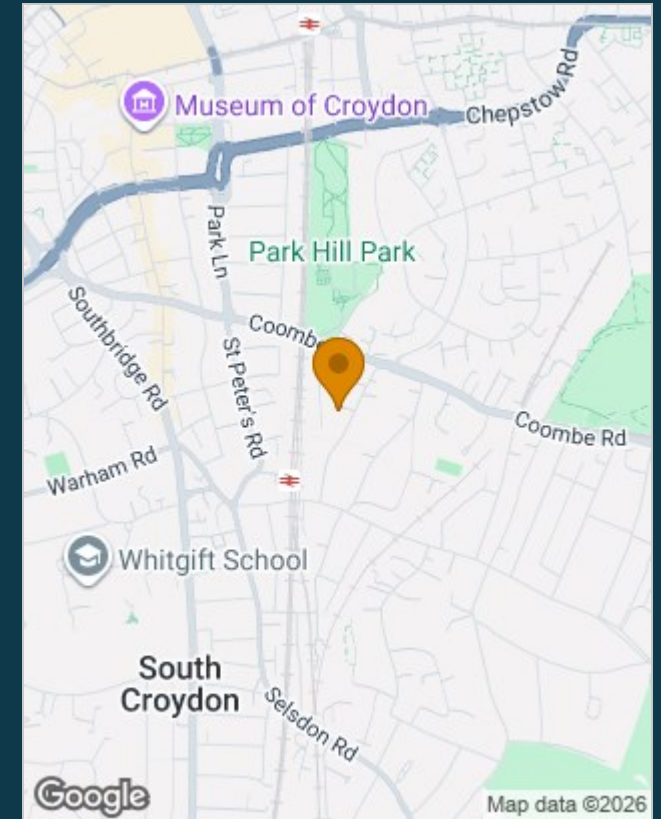




## Floor Plans



## Location Map



## 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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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>		
(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	

Current: 74  
Potential: 81