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MARRIOTT VERNON  
ESTATE AGENTS



9 Muggeridge Close, South Croydon, CR2 7LB

Asking price £280,000



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Hotpoint

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# 9 Muggeridge Close

South Croydon, CR2 7LB

Asking price £280,000

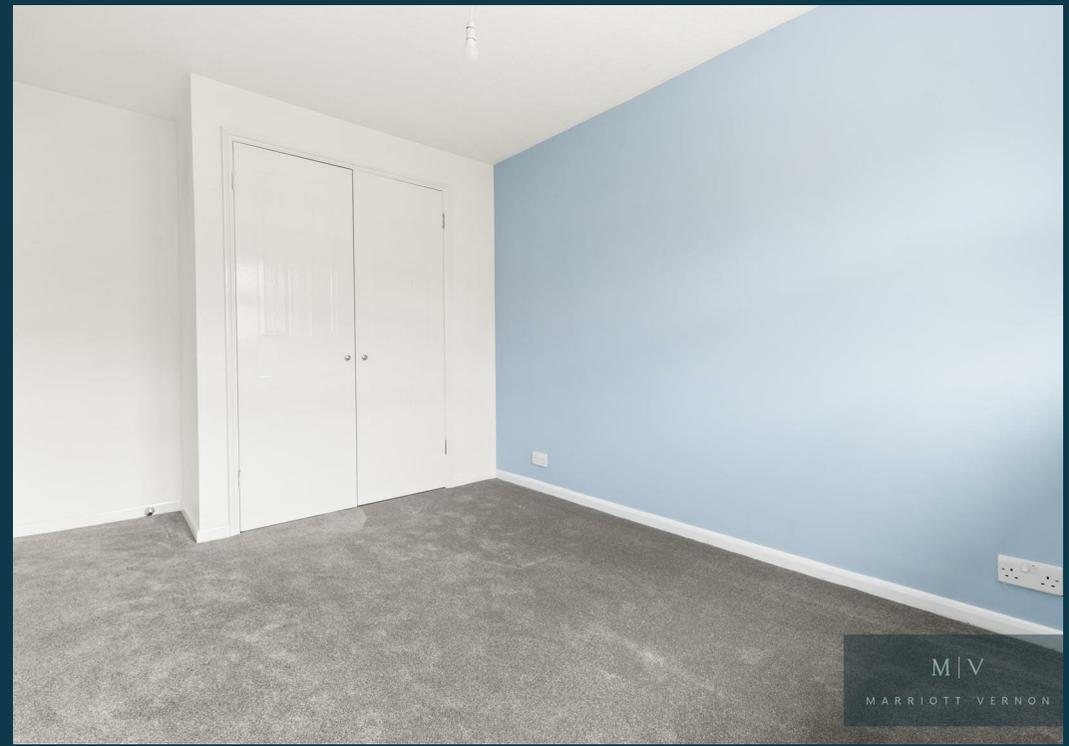
Marriott Vernon present to the market this beautifully refurbished two double bedroom top floor flat with allocated parking, superbly located in a sought after residential development moments from South Croydon station and amenities. The property has been superbly updated to a high standard throughout, offering bright and spacious accommodation including a large L-shaped reception room, brand new 'Wren' fitted kitchen and stylish newly fitted bathroom. Further features include electric heating, double glazing, quality floor coverings, communal gardens and secure entry.

Accommodation comprises entrance hall with inbuilt storage, leading into the semi open plan reception/kitchen with ample space for both relaxing and dining. The kitchen area comprises a sleek 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 double bedrooms, with inbuilt wardrobes to the principal bedroom, plus a stylish family bathroom with white three piece suite and elegant tiling.

The property is superbly located close to South Croydon station, offering superb 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. The area is also well served by good schools and open spaces.

Viewings are highly recommended.



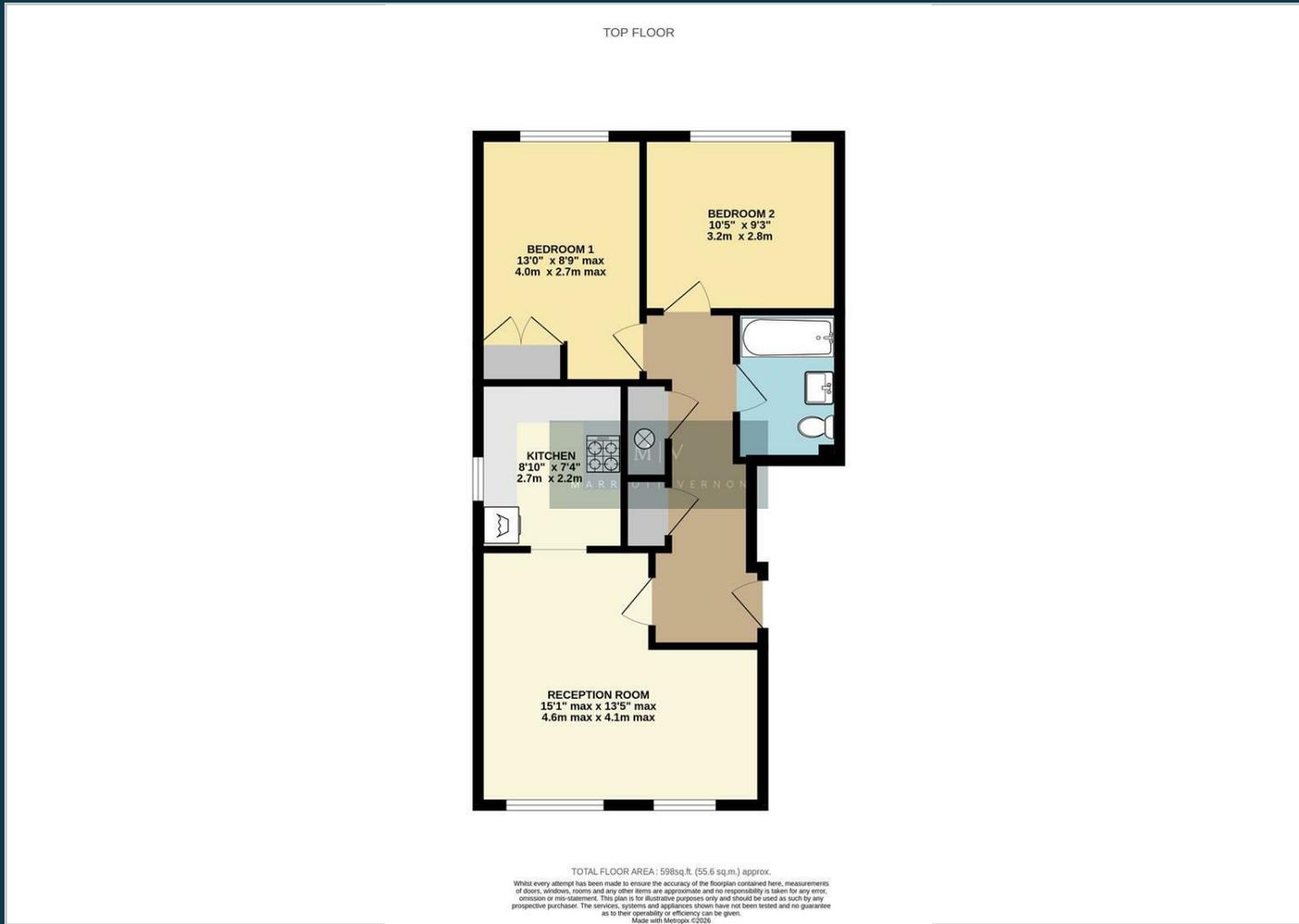




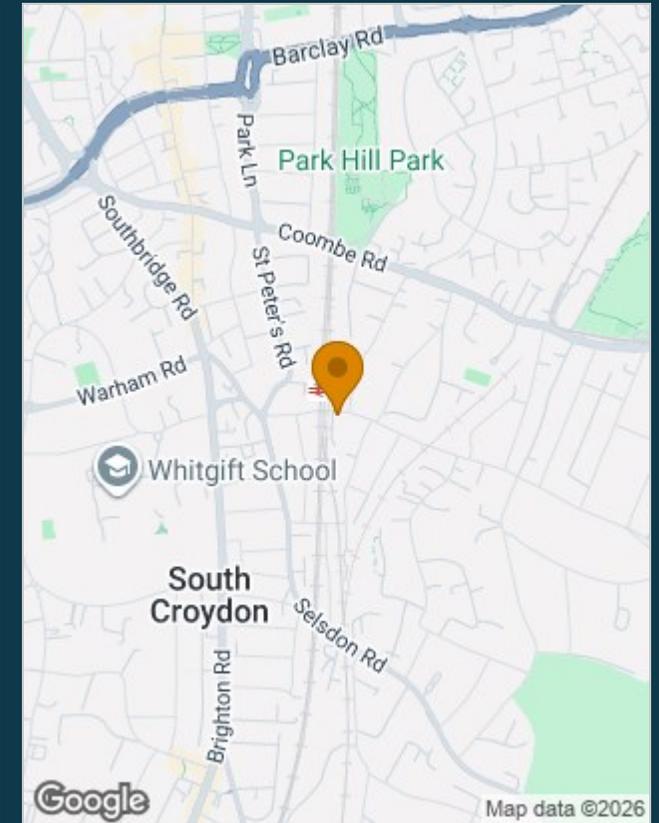
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## Floor Plans



## 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>	70	78
	EU Directive 2002/91/EC	