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MARRIOTT VERNON

ESTATE AGENTS

9 Cotelands, Croydon, CR0 5UD

Guide price £325,000



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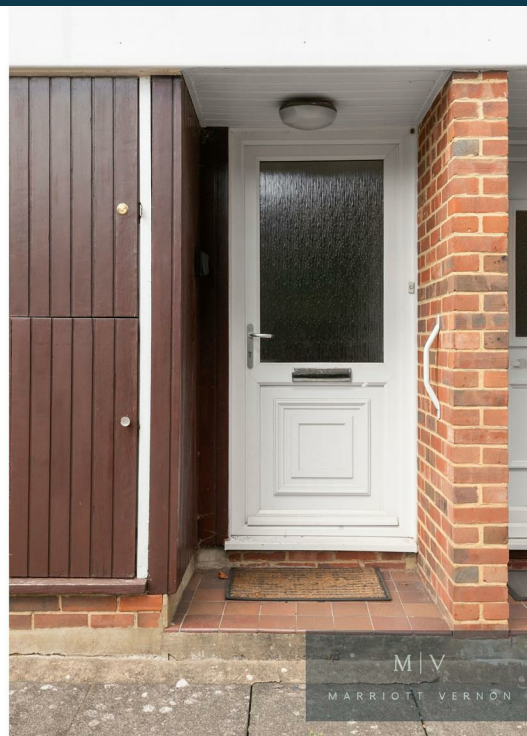
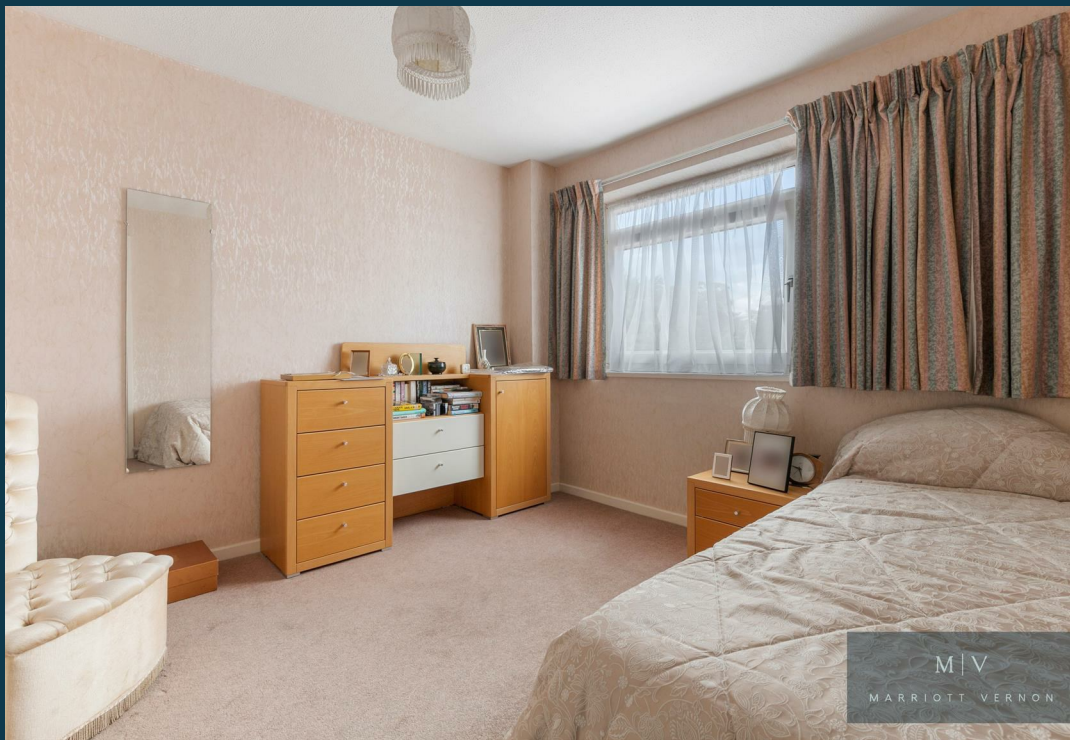
Guide Price £325,000-£335,000

Marriott Vernon presents to the market this well proportioned chain free two bedroom, split level maisonette with garage en bloc, ideally situated in the popular Park Hill area, close to East Croydon station and amenities. The property is arranged over the first and second floors, with private entrance, and some scope to update and modernise as desired. Features include share of freehold with 971 year lease, two generous reception areas, separate kitchen, second floor bathroom, gas central heating, double glazing and inbuilt storage including access to loft space.

Accommodation comprises private entrance with stairs rising to the first floor, leading into the reception area with ample space for relaxing and entertaining. The reception area opens through to the rear dining area, with access through to the kitchen. The kitchen itself comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the second floor, there are two well sized bedrooms and a family bathroom.

The property is superbly located within just a short walk of East Croydon station with excellent connections into Central London as well as to Gatwick Airport and the South Coast. Croydon's Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is close-by offering a huge selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces with Park Hill Park and Lloyd Park just a short walk away. The area boasts a number of excellent local schools including nearby Park Hill Infants and Park Hill Juniors.



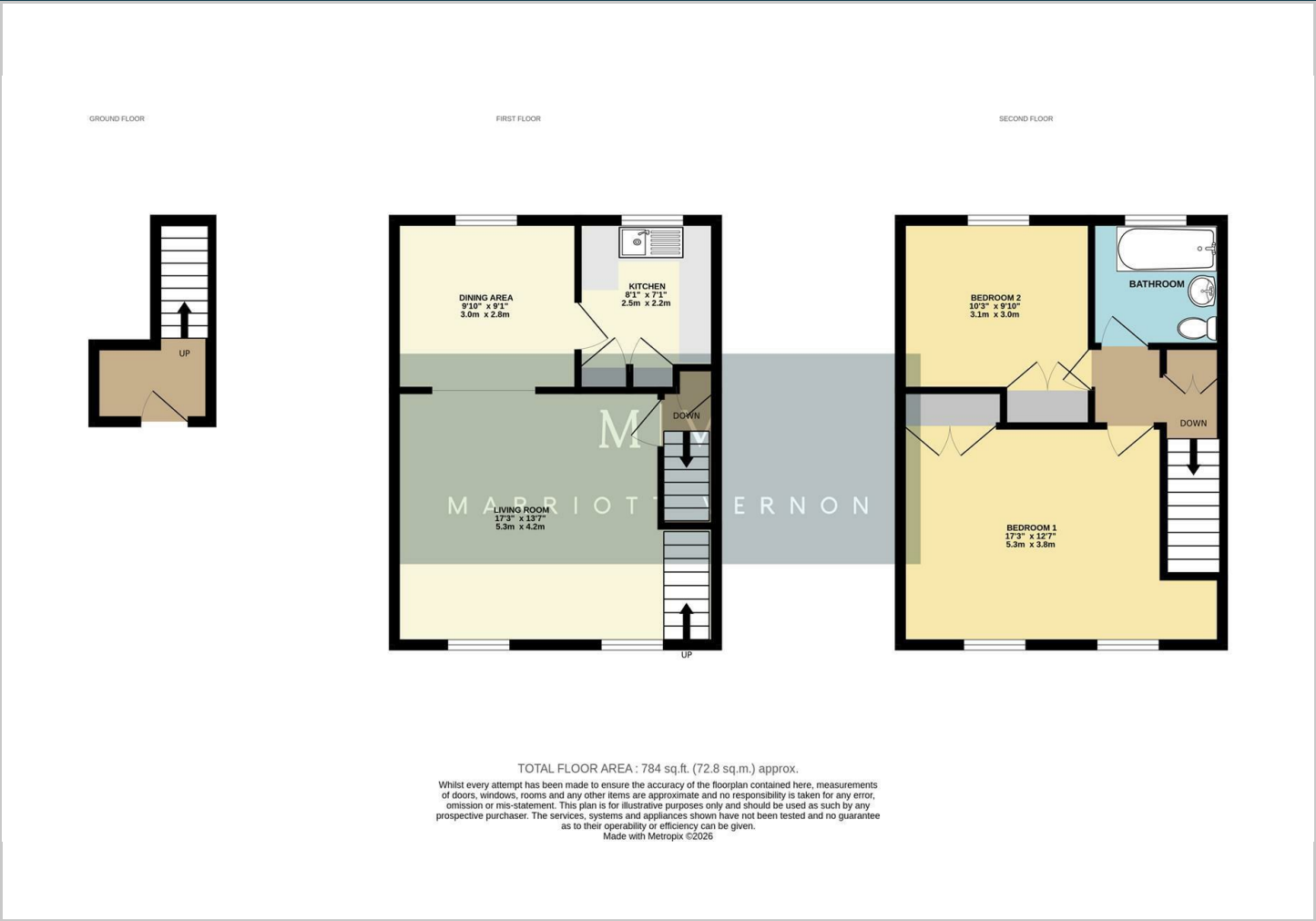




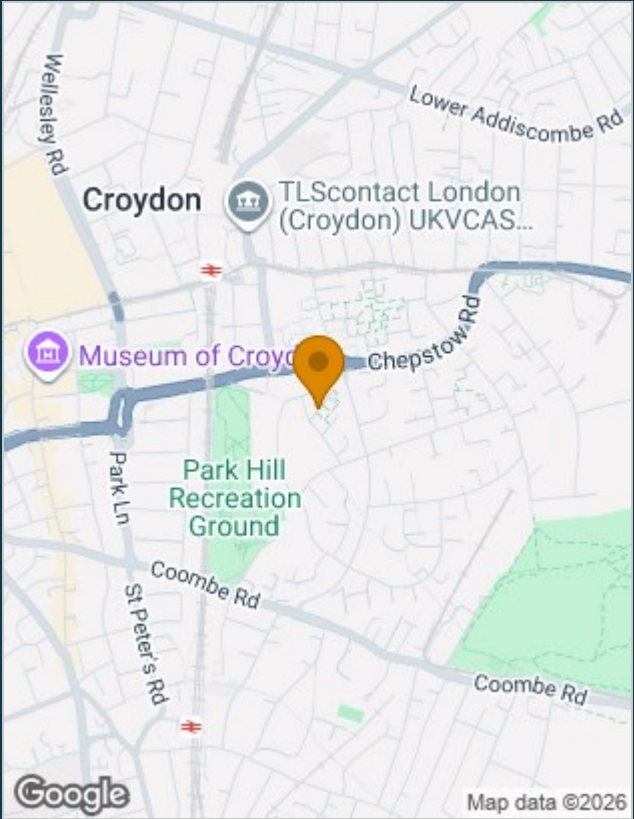
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Floor Plans



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.

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	

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.