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MARRIOTT VERNON
ESTATE AGENTS



Flat 4 Eva Court 40 Normanton Road, South Croydon, CR2 7AR

Offers in excess of £290,000



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Flat 4 Eva Court 40 Normanton Road

Offers in excess of £290,000

South Croydon, CR2 7AR

- Beautiful Two Double Bedroom Ground Floor Flat
- Fantastic South Croydon Location
- Bright Reception Room and Well Equipped Kitchen
- Private Patio
- Close to South Croydon Station
- Popular Residential Block
- Modern Interiors and Neutral Finish
- Modern Bathroom
- Gated Allocated Parking
- Easy Access Shops and Amenities

Marriott Vernon present to the market this well presented two double bedroom ground floor apartment with private patio and gated allocated parking, ideally located in a popular development close to South Croydon station and amenities. The property provides light and spacious accommodation with modern interiors and neutral decor throughout – ideal for homeowner or investor purchaser alike. Features include a generous reception room and well equipped kitchen modern bathroom, inbuilt storage, gas central heating, double glazing, security entry phone, and alarm system.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception/kitchen – ideal for entertaining, relaxing and dining - with French doors onto the private patio area. The kitchen comprises a range of matching wall and base units with work surfaces, incorporating inset sink unit, hob with overhead extractor, electric oven, integrated washing machine, fridge/freezer and dishwasher. There are two well sized double bedrooms, plus a modern bathroom with white three piece suite.

The property is superbly located within easy access of 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 including Coombe Woods and Lloyd Park.

Viewings are highly recommended.



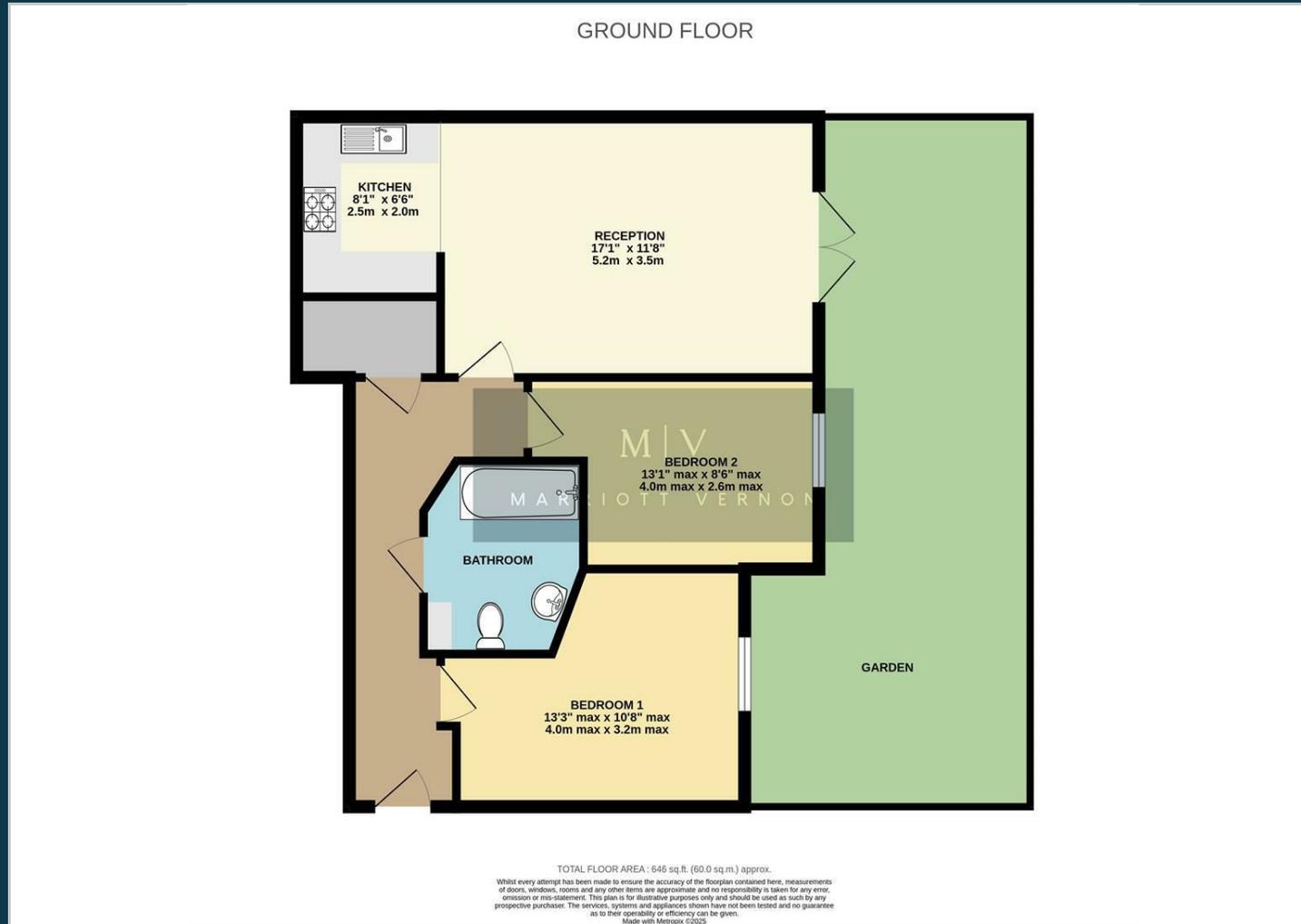




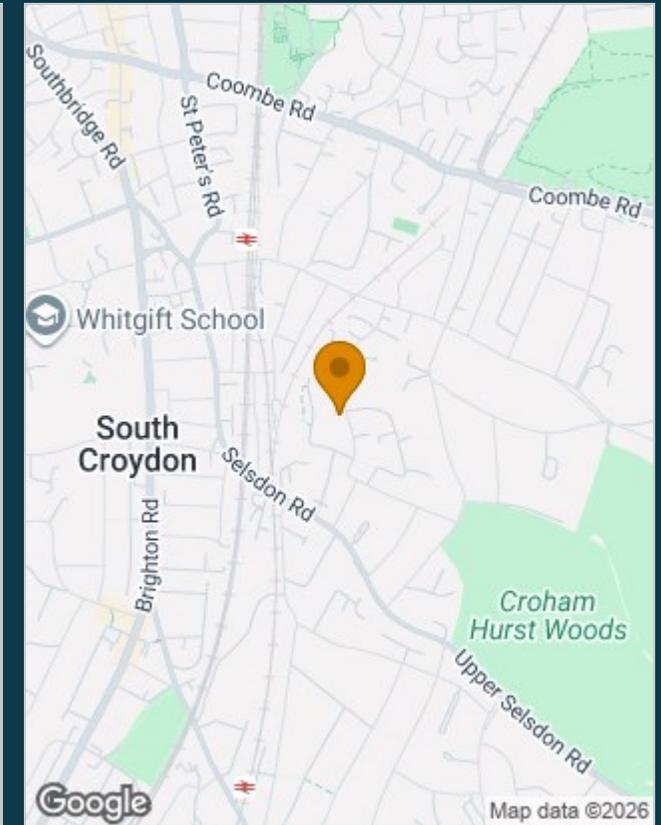
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Floor Plans



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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (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.