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MARRIOTT VERNON

ESTATE AGENTS



Angel Court, Addiscombe Road, Croydon, CR0 6AW

Guide price £300,000-£325,000



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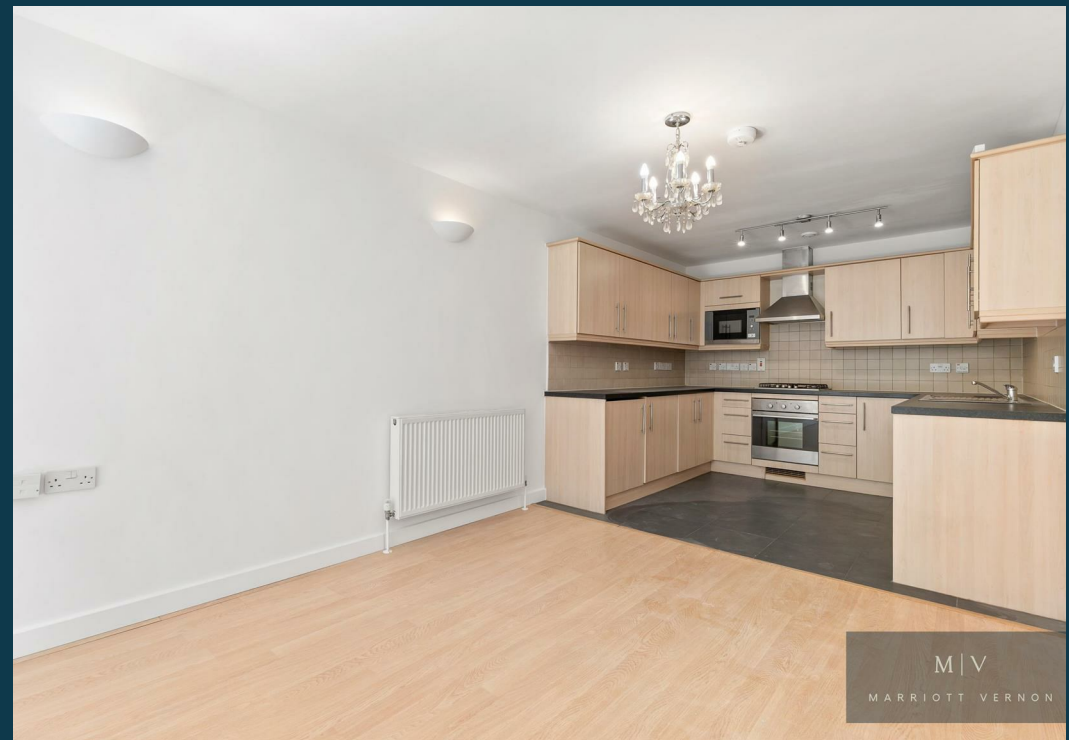
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Marriott Vernon present to the market this chain free two bedroom first floor flat ideally situated in a sought after gated development just a short walk from East Croydon station and moments from Lebanon Road Tram. The property offers bright, well planned accommodation with stylish interiors and neutral finish throughout – ideal for first time or investment buyer alike. Features include an inviting open plan reception/well equipped kitchen, two bath/shower rooms (one en-suite), gas central heating, double glazing, quality floor coverings, useful inbuilt storage, secure entry and lift access.

Accommodation comprises entrance hall with inbuilt storage, leading into the light and airy reception room with ample space for relaxing and dining, and Juliette style balcony. The kitchen area comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven, and further space for appliances. There are two good sized bedrooms, with en-suite to the larger room, plus a family bathroom.

The property is superbly located within a short walk of East Croydon station, with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service at Lebanon Road also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, with the fashionable 'Box Park' development close-by next to the station.



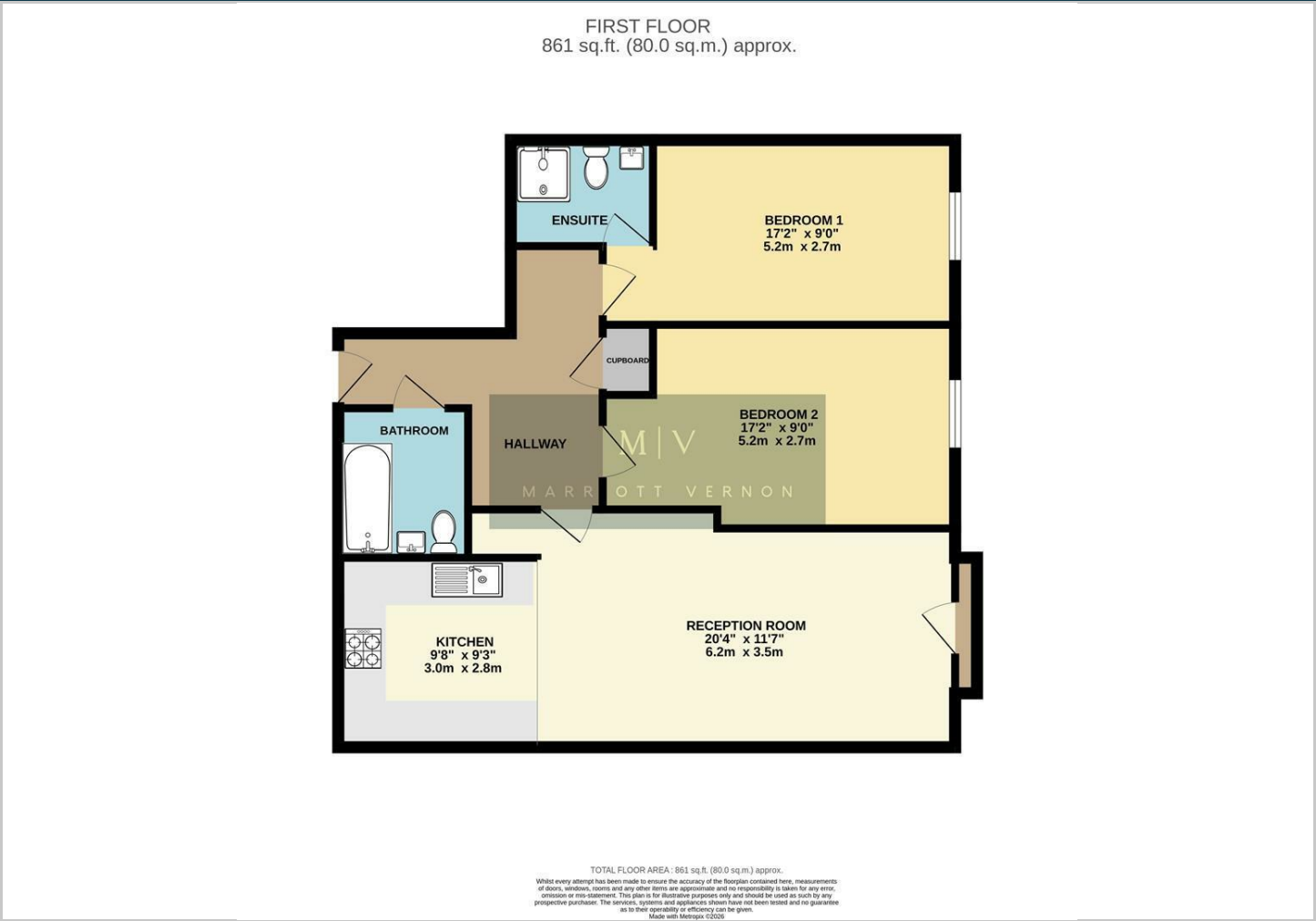




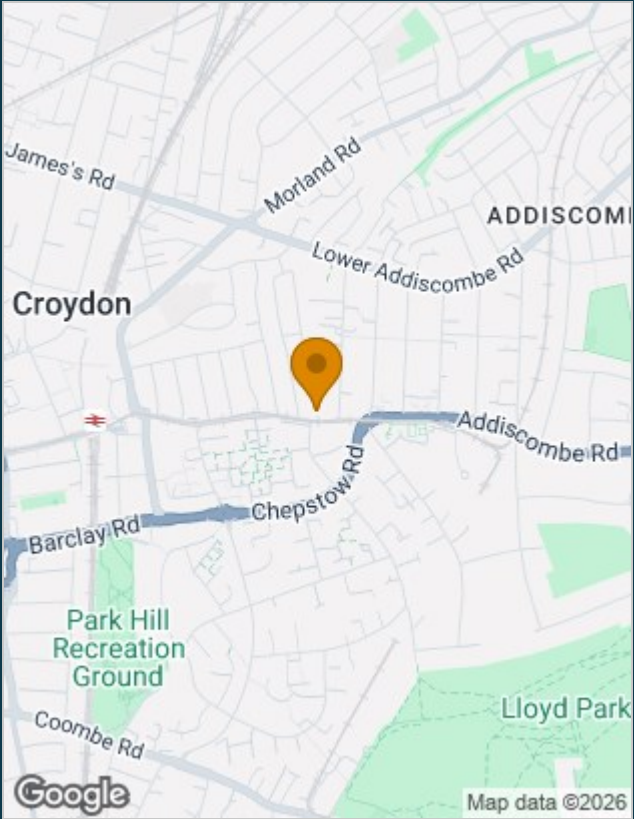
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Floor Plans



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) 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 |