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MARRIOTT VERNON

ESTATE AGENTS

32 Croham Road, South Croydon, CR2 7BA

£1,600 Per month

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32 Croham

South Croydon, CR2 7BA

Two Bedroom Split Level Flat

Close Proximity Of South Croydon
Station

Available Now

Within Easy Reach Of Shops &
Amenities

Marriott Vernon present this well presented two double bedroom split level apartment ideally situated just a short walk from South Croydon station and a hive of local bars, restaurants and amenities. The property offers bright, well planned accommodation with modern interiors and has recently undergone renovations. Features include a generous reception room, separate well equipped fitted kitchen, modern bathroom, gas central heating, double glazing and quality floor coverings.

Accommodation comprises entrance leading into the front aspect reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces and breakfast bar area, incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A modern bathroom completes the ground floor living space. To the first floor, there are two well proportioned double bedrooms.

The property is superbly located moments from South Croydon station, with convenient links into East Croydon mainline station, Central London and to the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and the area is well served by good local schools.

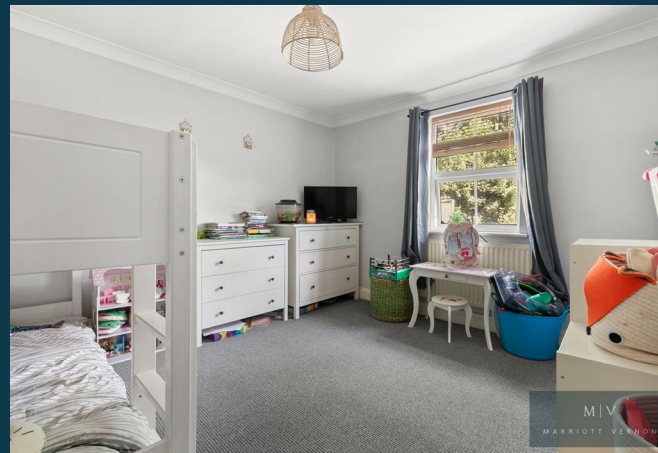
Tenant Fees

The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.

Holding Deposit: £369.23 (equivalent to one week's rent).

Security Deposit: £1846.15 (equivalent to five weeks' rent).

£1,600 Per month







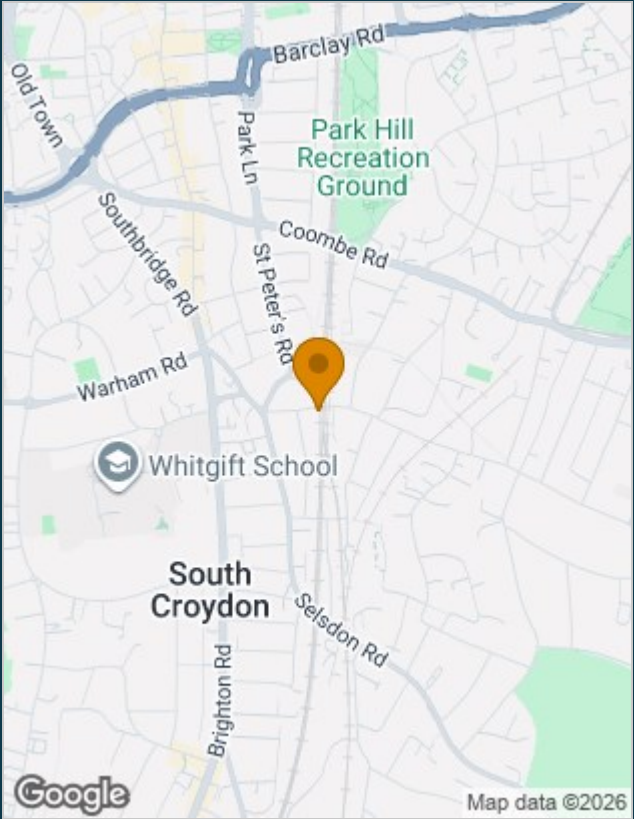
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Floor Plans



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	73	78
(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.