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MARRIOTT VERNON
ESTATE AGENTS



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32 Ludford Close, Croydon, CR0 4BY

£1,000 Per month

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£1,000 Per month

32 Ludford

Croydon, CR0 4BY

Bright Ground Floor Studio Flat

Popular Residential Block

Light and Spacious Studio Room

Modern Bathroom

Close to Waddon, East and West Croydon
Stations

UNFURNISHED

Modern Interiors and Neutral Finish

Separate Kitchen

Residents Parking

Easy Access Shops and Amenities

Marriott Vernon present this well maintained ground floor studio flat with gated allocated parking, set within a popular purpose built development close to the centre of Croydon, transport links and local amenities. The property offers bright, well planned accommodation with neutral finish throughout. Features include a generous studio room, separate well equipped kitchen, bathroom, electric heating, double glazing and useful inbuilt storage.

Accommodation comprises entrance hall leading into the light and airy studio room, separate kitchen comprising a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob and further space for appliances. A modern bathroom with white suite completes the accommodation.

The property is conveniently located within a short distance of Waddon station as well as regular bus routes providing useful links into Central Croydon. Croydon itself is within easy access offering a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon and Tramlink connections to Beckenham and Wimbledon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and leisure facilities.

Viewings are highly recommended.





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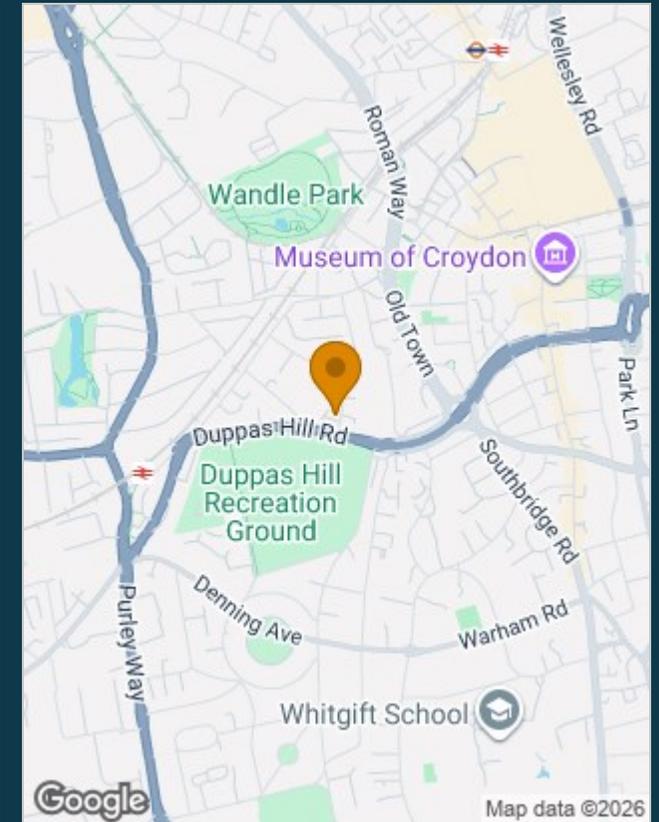
Floor Plans

GROUND FLOOR



TOTAL FLOOR AREA: 350sq.ft. (32.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	60
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.