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ESTATE AGENTS



Eva Court Normanton Road, South Croydon, CR2 7AR

Offers in excess of £375,000



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# Eva Court Normanton Road South Croydon, CR2 7AR

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Marriott Vernon present to the market this stunning two bedroom, two bathroom, penthouse apartment boasting two private balconies and allocated parking, set within a sought after development close to South Croydon station and amenities. Spanning in excess of 1000sqft of luxury accommodation, the property offers stylish living space with modern interiors and high quality finish throughout - the perfect blend of comfort and convenience for a modern lifestyle in this wonderful quiet residential location. Features include a large open plan reception/kitchen with vaulted ceiling, modern bathroom, principal en-suite, inbuilt storage, gas central heating and double glazing.

Accommodation comprises entrance hall leading into the impressive reception/kitchen – ideal for entertaining, relaxing and dining - with double doors onto two private balcony areas. The kitchen area comprises a range of matching wall and base units with work surfaces, incorporating inset sink unit, hob with overhead extractor, electric oven and further space for appliances. There are two well sized bedrooms - with en-suite shower to the larger room - plus a modern bathroom. Externally is gated allocated parking and private storage unit.

The property is superbly located within easy access of South Croydon station offering excellent 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.







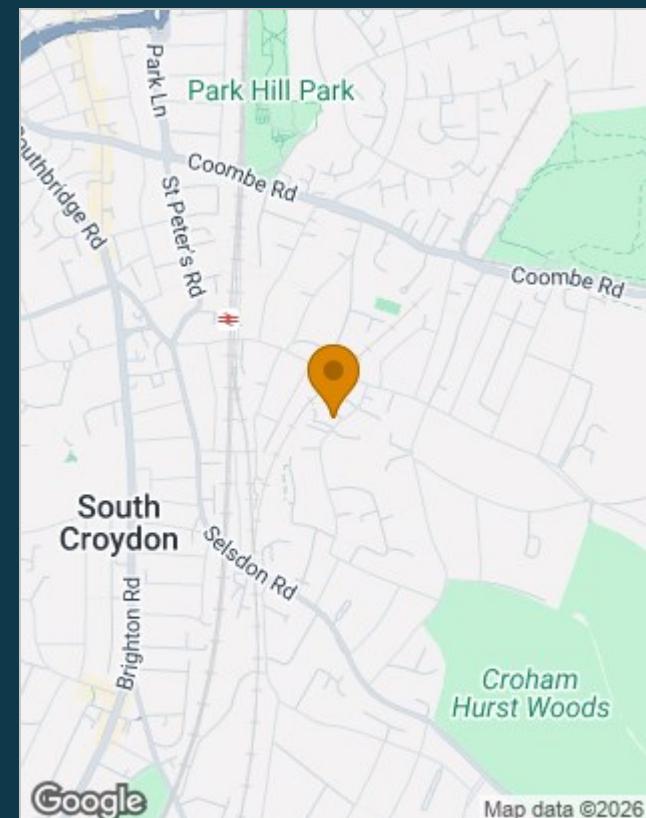
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## Floor Plans



## 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	84
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.