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MARRIOTT VERNON  
ESTATE AGENTS



Flat 3, 1 Whyteleafe Hill, Whyteleafe, CR3 0FA  
Guide price £230,000



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# Flat 3, 1 Whyteleafe Hill Whyteleafe, CR3 0FA

Guide price £230,000

Well Presented One Bedroom Apartment  
Modern Interiors and Neutral Finish  
Modern Bathroom  
Chain Free  
Easy Access Shops and Amenities

Ideal First Time or Investor Purchase  
Bright and Spacious Open Plan Reception/Kitchen  
Allocated Parking  
Close to Upper Warlingham and Whyteleafe Stations  
Sought After Modern Development

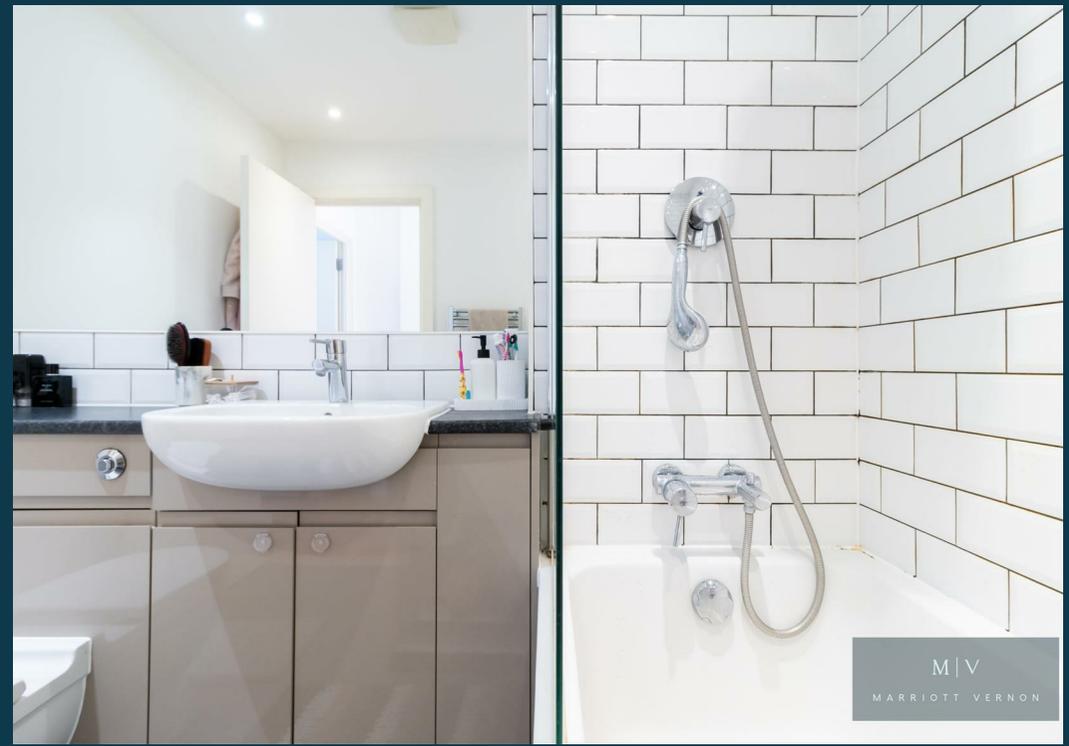
\*\*\*Guide Price £230,000-£250,000\*\*\*

Marriott Vernon present to the market this well presented one bedroom apartment with allocated parking and no onward chain, ideally situated close to Whyteleafe and Upper Warlingham stations, and local amenities. The property offers light and spacious accommodation with stylish interiors and neutral finish throughout - ideal for first time buyer or investor alike. Features include an impressive reception/kitchen, modern bathroom, inbuilt storage, gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with 180 degree surrounding windows, and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom with inbuilt wardrobe, plus a stylish bathroom with white three piece suite and elegant tiling.

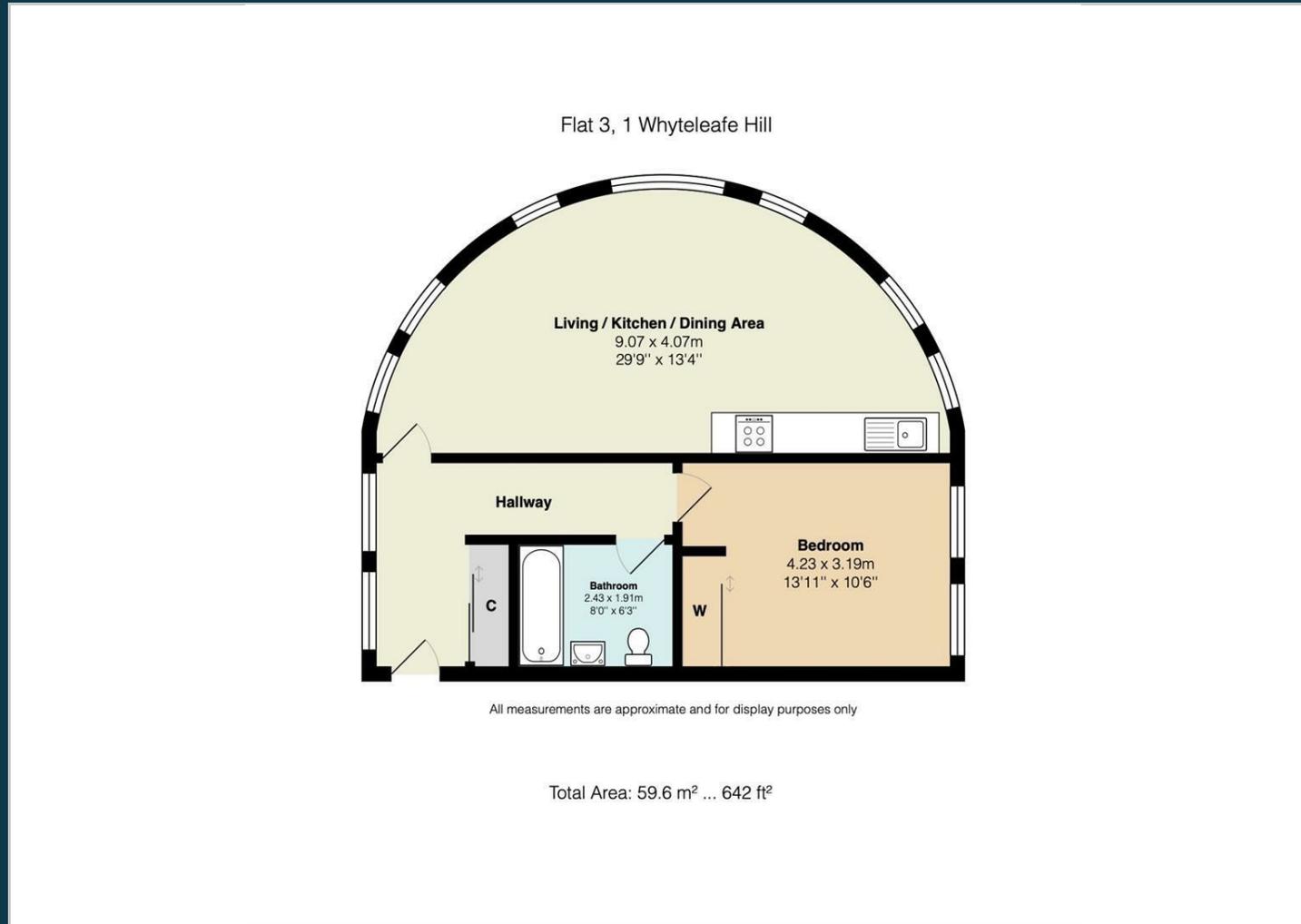
The property is very conveniently located just a short distance from Whyteleafe and Upper Warlingham stations providing useful connections into nearby Croydon town centre and East Croydon station, as well as to Central London. Numerous regular bus routes also provide links to the surrounding area. Whyteleafe offers an array of local shops, restaurants and amenities, with Purley just a short distance away for a wider variety. The area is also well served by beautiful open spaces and a convenient location close to the M25 via the A22.







## Floor Plans



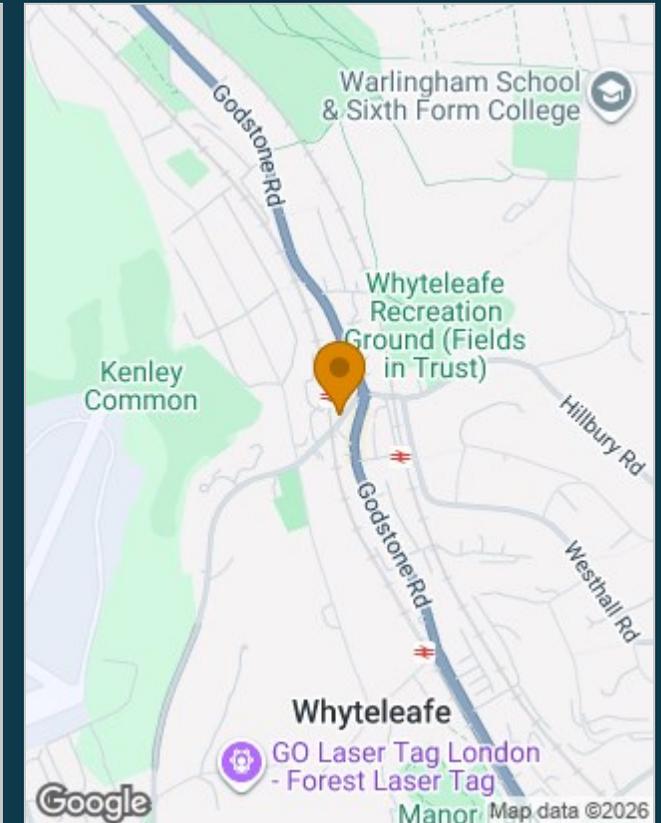
## Viewing

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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## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	