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MARRIOTT VERNON

ESTATE AGENTS

153 Coombe Road, Croydon, CR0 5SQ

Asking price £200,000

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# 153 Coombe Road

## Croydon, CR0 5SQ

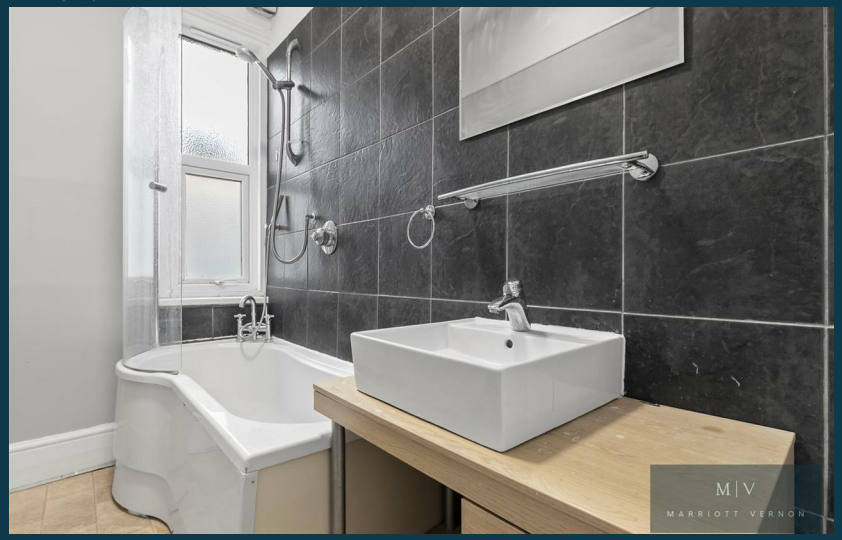
- Beautiful One Bedroom Conversion Flat
- Extended (999 year) lease
- Well Equipped Kitchen
- Allocated Parking Space
- Close to South and East Croydon Stations
- Sought After South Croydon Location
- Bright and Spacious 17'1 Reception Room
- Modern Bathroom and Separate WC
- No Chain
- Easy Access Shops, Restaurants and Amenities

Marriott Vernon present to the market this beautifully presented one bedroom conversion flat with allocated parking space, extended 999 year lease and no onward chain, ideally situated in a popular residential location within easy reach of transport links and town centre amenities. The property offers bright accommodation, recently refurbished with stylish interiors and neutral finish throughout. Features include a large 17’1 reception room, modern fitted kitchen and bathroom, gas central heating, double glazing, and quality floor coverings.

Accommodation comprises entrance hall with access to WC, leading into the generous reception room with attractive front aspect bay, and ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized bedroom off the reception room, plus a stylish bathroom with white three piece suite.

The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is just a short distance away 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.

Viewings are highly recommended.



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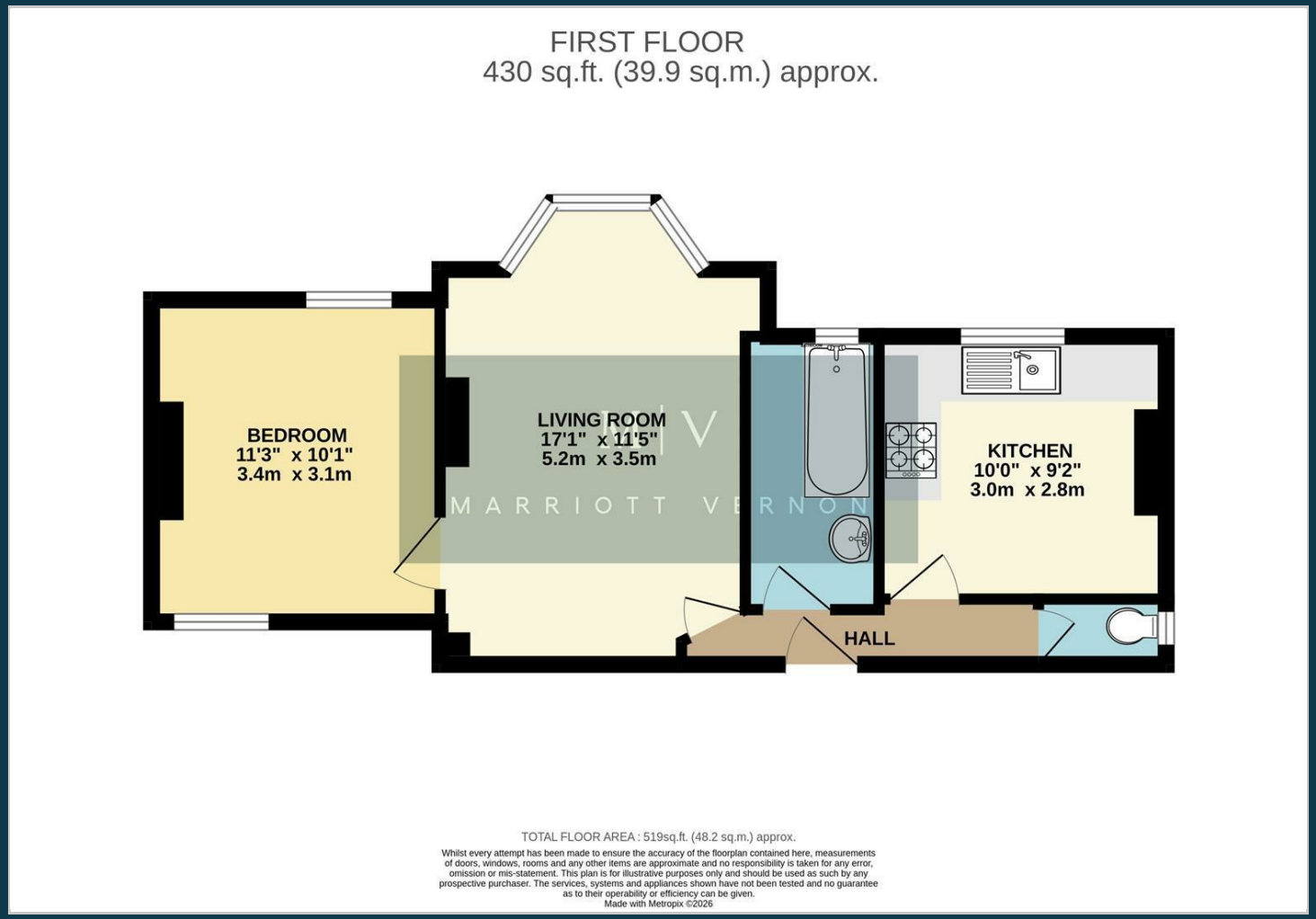
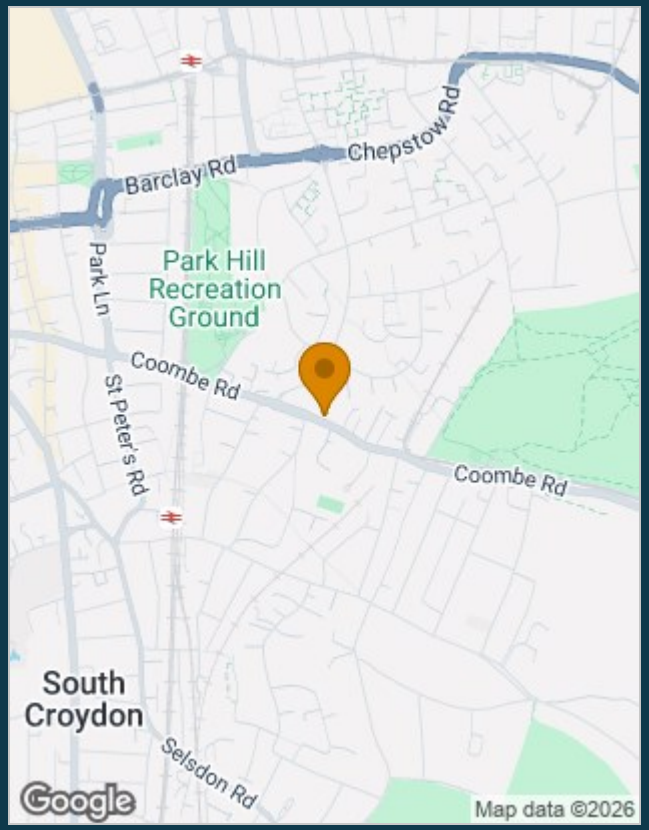
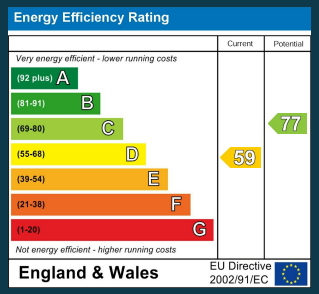
## Floor Plans




## 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.

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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