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MARRIOTT VERNON

ESTATE AGENTS

Flat 5, 218 Brighton Road, South Croydon, CR2 6AF

£1,700 Per month



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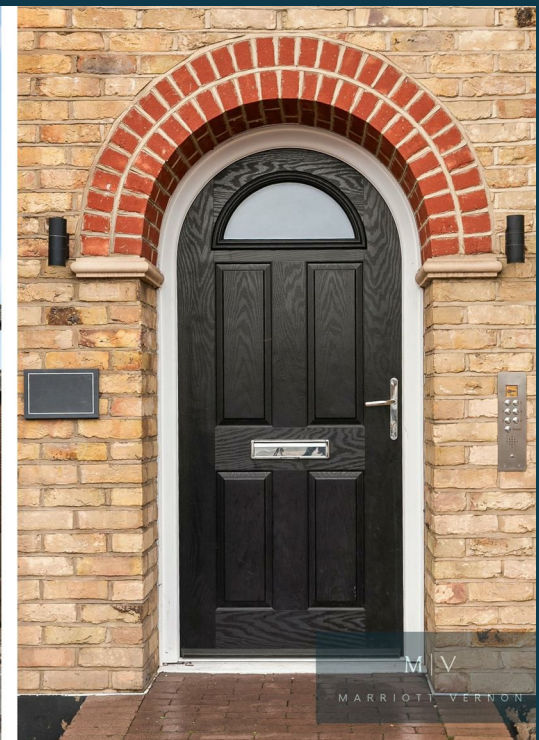
Marriott Vernon present to the market this well presented two bedroom second floor flat with access to shared garden to rear, ideally situated in a popular South Croydon location, just a short walk from Sanderstead and Purley Oaks stations, and local amenities. The property offers beautifully appointed accommodation, finished to an excellent standard, with modern interiors and neutral decor throughout. Features include a spacious open plan reception/kitchen, modern bathroom, gas central heating and double glazing.

Accommodation comprises entrance hallway leading into the generous open plan reception/kitchen with ample space for relaxing, entertaining and dining. The kitchen area comprises a modern 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 Juliette style balcony to the principal bedroom, plus a bathroom with white three piece suite.

The property is located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station, Central London and 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 Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries.

Viewings are highly recommended.



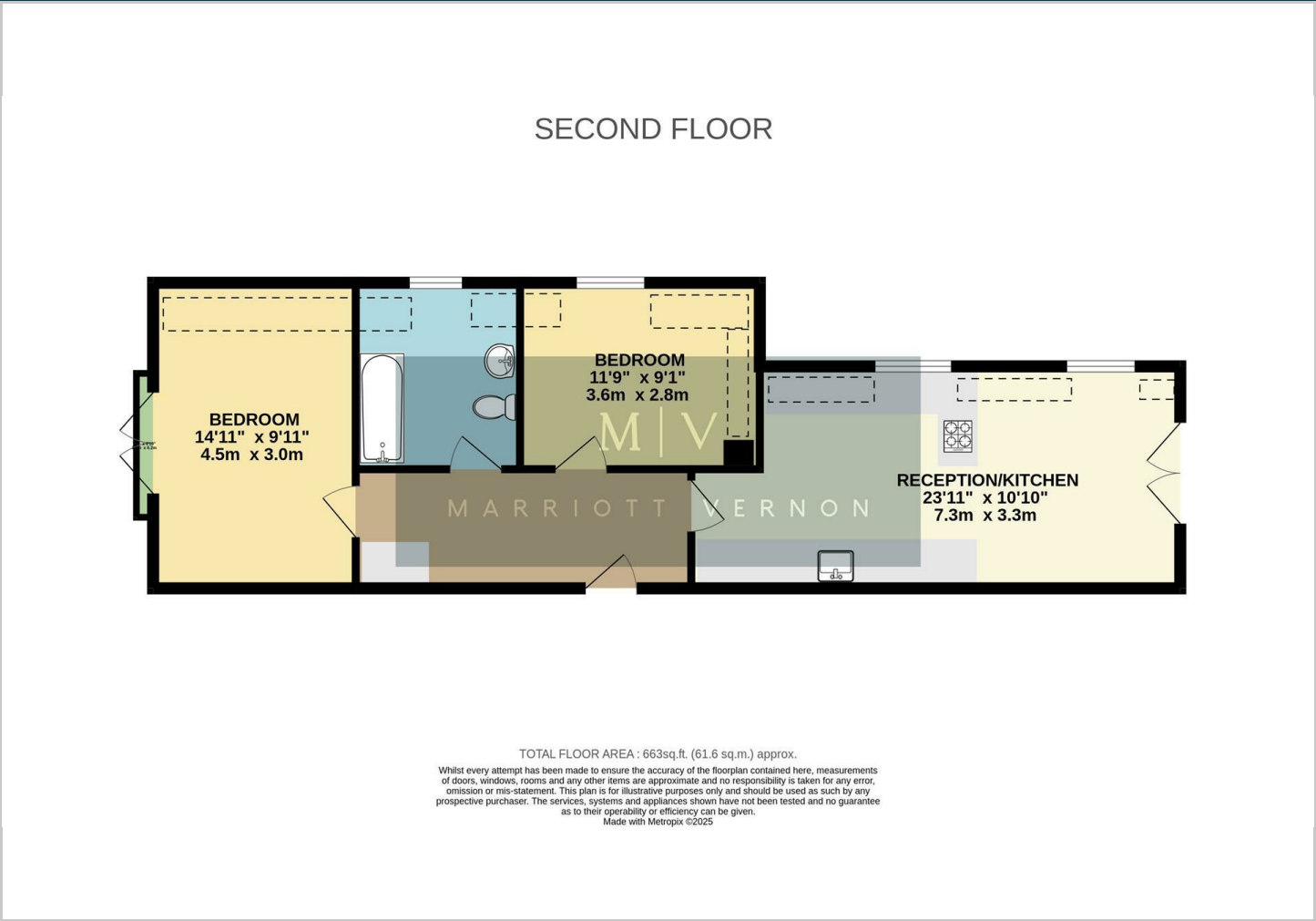




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Floor Plans



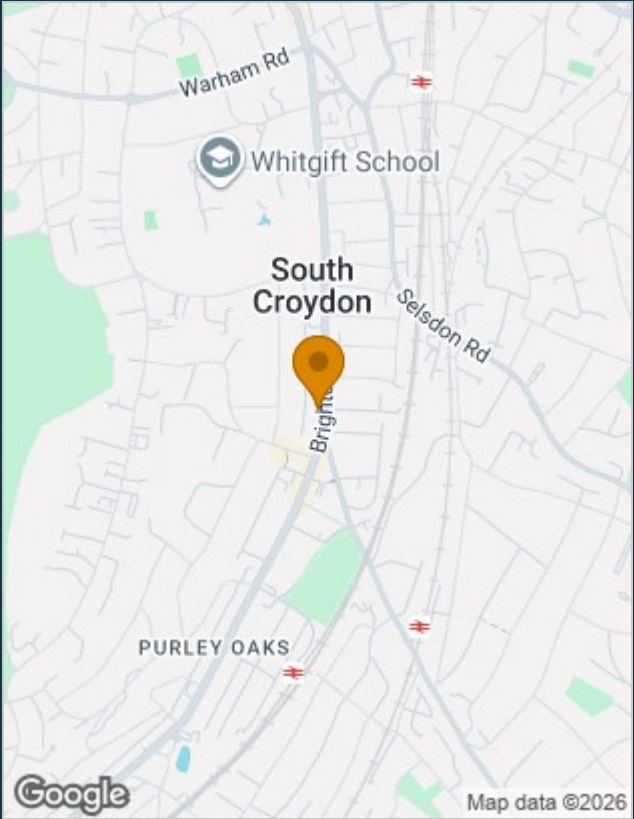
Viewing

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) 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	EU Directive 2002/91/EC	