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ESTATE AGENTS



32 Croham Road, South Croydon, CR2 7BA

Guide price £260,000-£270,000



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# 32 Croham Road South Croydon, CR2 7BA

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Marriott Vernon present this well presented two double bedroom split level apartment with long lease and no onward chain, ideally situated just a short walk from South Croydon station and a hive of local bars, restaurants and amenities. The property offers bright, well planned accommodation with modern interiors and neutral finish throughout - perfect for homeowner or as an investment purchase. Features include a generous reception room, separate well equipped fitted kitchen, modern bathroom, gas central heating, double glazing and quality floor coverings.

Accommodation comprises entrance leading into the front aspect reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces and breakfast bar area, incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A modern bathroom completes the ground floor living space. To the first floor, there are two well proportioned double bedrooms.

The property is superbly located moments from South Croydon station, with convenient links into East Croydon mainline station, Central London and to 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 the area is well served by good local schools.



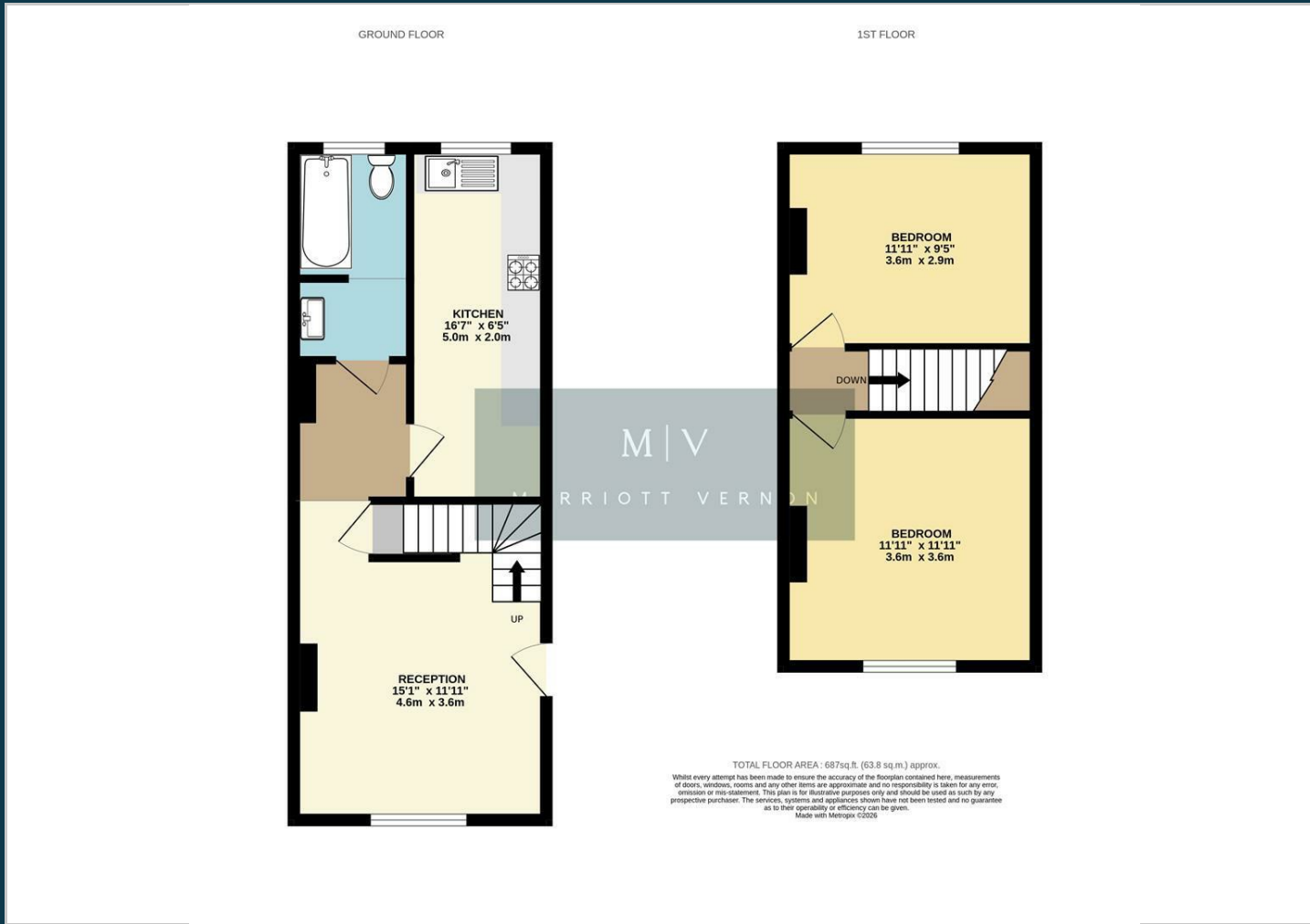




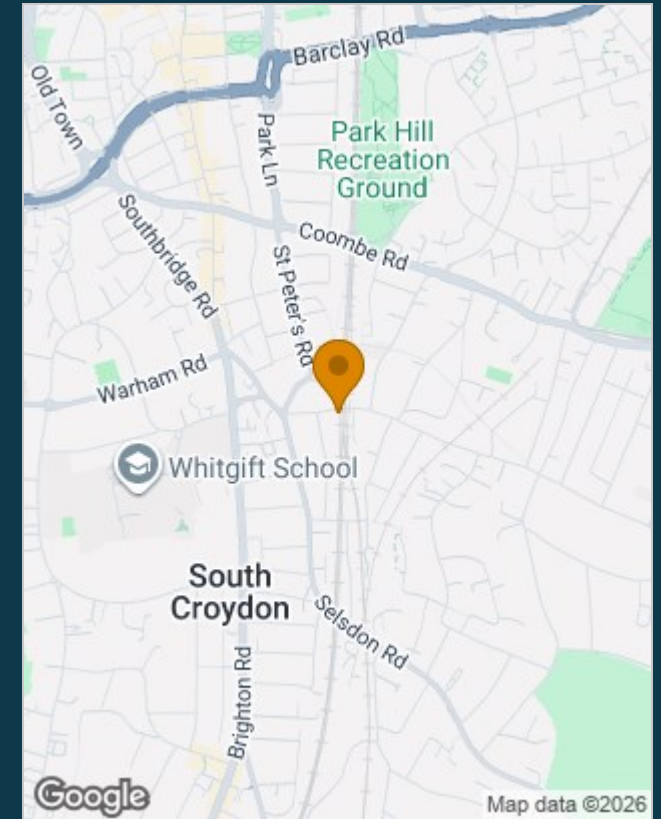
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## Floor Plans



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	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		

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.