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MARRIOTT VERNON

ESTATE AGENTS

Flat 4 Rainier Apartments 43 Cherry Orchard Road, Croydon,

£1,800 Per month

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Flat 4 Rainier Apartments 43 Cherry Orchard

Croydon, CR0 6FA

- Stunning Two Double Bedroom Ground Floor Apartment
- Desirable East Croydon Development
- Immaculate Finish Throughout
- Light and Spacious Reception/Kitchen
- Two Bath/Shower Rooms (One En-Suite)
- Private Patio
- Concierge Services
- Attractive Communal Gardens
- Moments from East Croydon Station and Tramlink
- Short Walk to Town Centre Amenities

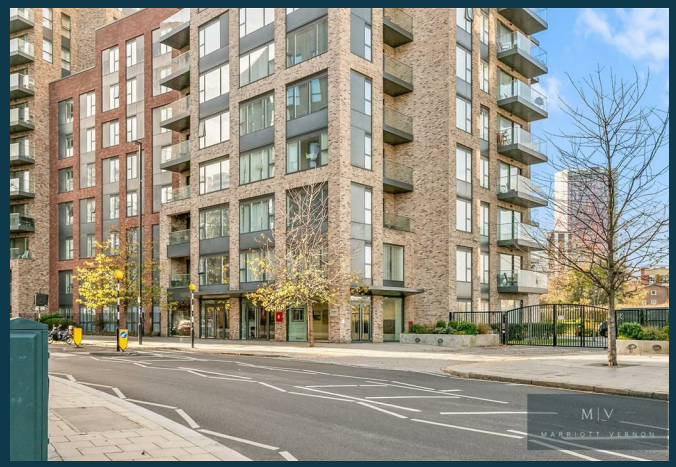


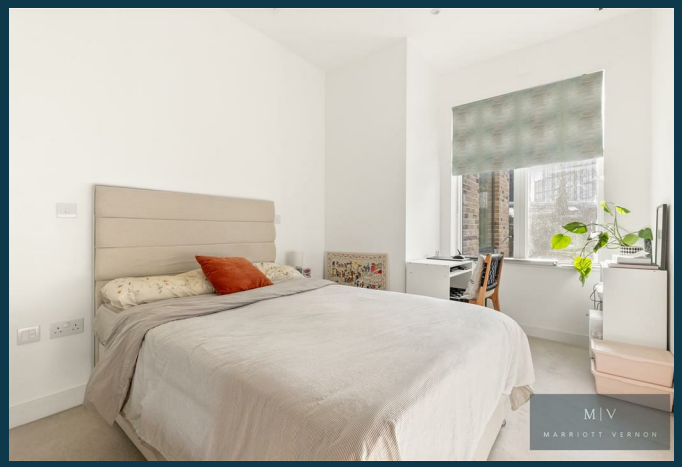
Marriott Vernon present to the market this stunning two double bedroom, two bathroom, ground floor apartment, occupying a fantastic position in a desirable modern development moments from East Croydon station. The property offers light and spacious accommodation, finished to a very high standard, with modern design and immaculate interiors. Features include a bright open plan reception/kitchen opening onto a private patio, principal bedroom with en-suite shower, stylish family bathroom, electric heating, double glazing, inbuilt storage, quality floor coverings, on-site concierge, and well maintained landscaped communal gardens.

Comprising entrance hall, open plan reception/kitchen with fitted electronic blinds, direct access onto the patio area and ample space for entertaining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, dishwasher. There are two double bedrooms, with en-suite shower to the principal bedroom, plus a family bathroom.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. There are an array of local shops, bus routes and amenities nearby, and Croydon town centre offer larger selection of branded shopping, bars, restaurants and leisure facilities.

Tenant Fees
The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.
Holding Deposit: £415.38 (equivalent to one week's rent).
Security Deposit: £2,076.92 (equivalent to five weeks' rent).








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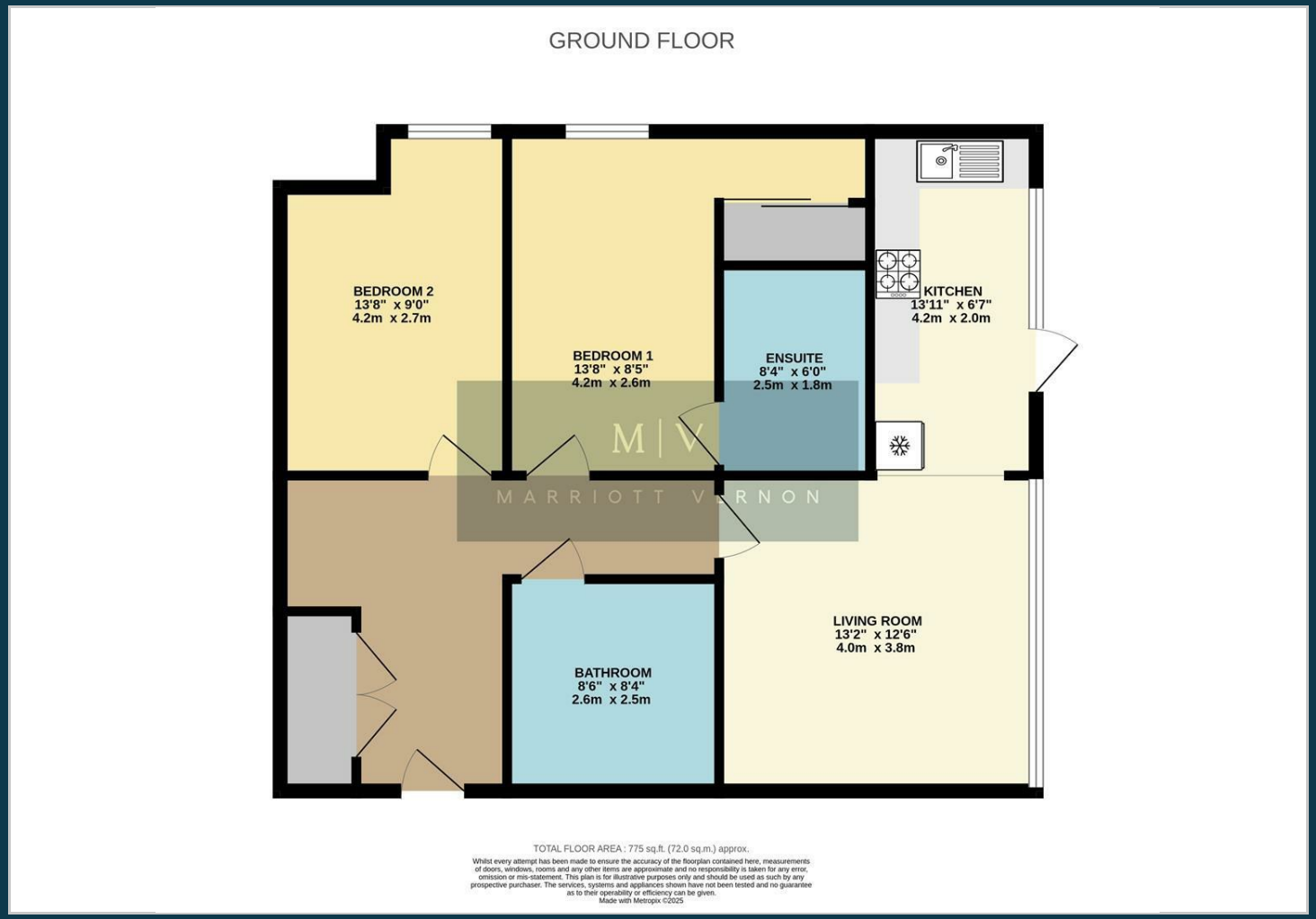

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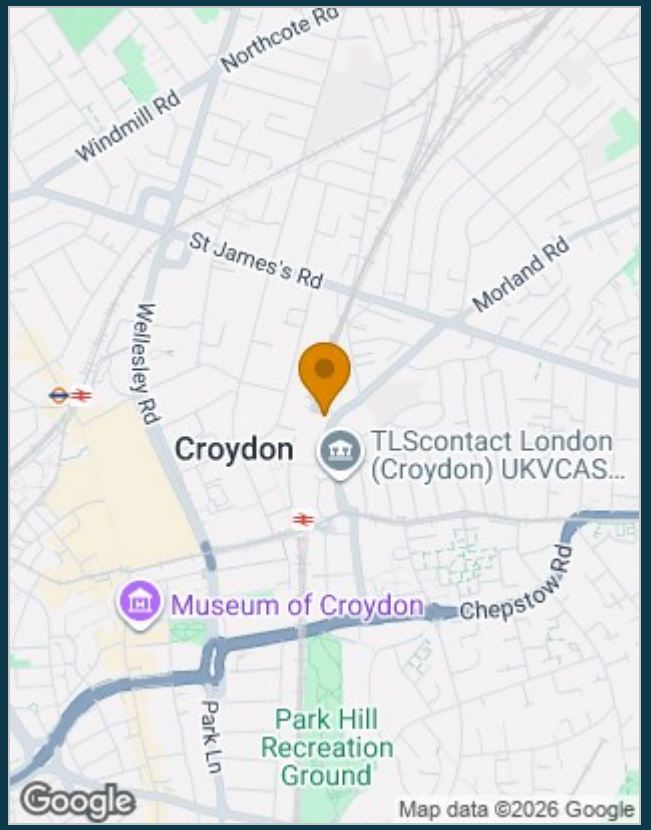

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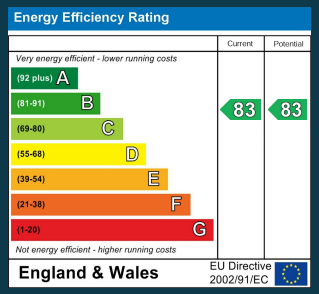

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Floor Plans



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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