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MARRIOTT VERNON
ESTATE AGENTS



2 Canning Road, Croydon, CR0 6QA

Offers in excess of £275,000



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Well Proportioned Two Bedroom Ground Floor Flat

Well Planned Accommodation

Separate Well Equipped Kitchen

Allocated Parking

Close to Tramlink and East Croydon Station

Popular East Croydon Location

Bright and Spacious Reception Room

Family Bathroom

Share of Freehold and No Chain

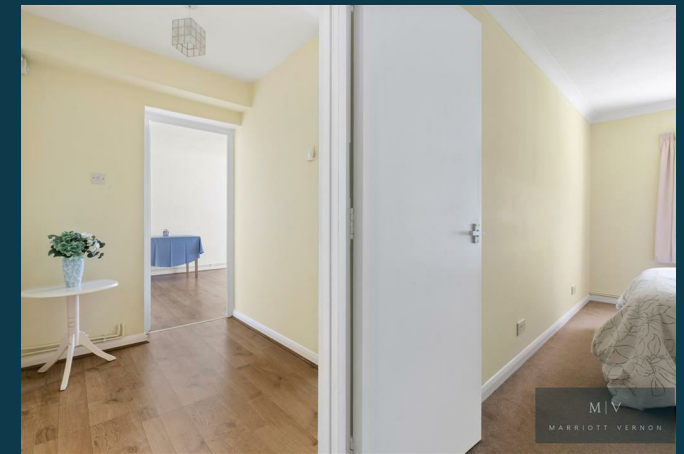
Short Walk to Town Centre Amenities

Marriott Vernon present to the market this well proportioned two bedroom ground floor flat with allocated parking, share of freehold (970 year unexpired lease) and no onward chain, ideally situated in a popular purpose built block within just a short walk of Lebanon Road tram stop and East Croydon mainline station. The property offers bright, well planned accommodation including a generous reception room, kitchen, and bathroom with white suite – ideal for homeowner or investment purchaser, with some additional scope to update as desired. Further features include gas central heating, double glazing, secure entry, and access to well maintained communal garden.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for relaxing and entertaining. The separate kitchen comprises a 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 washing machine and slimline dishwasher. There are two good sized bedrooms, plus a family bathroom.

The property is superbly located within a few minutes walk of East Croydon station, with superb connections into Central London Bridge and Victoria as well as to Gatwick and the South Coast. The Tramlink service at Lebanon Road also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, with the fashionable 'Box Park' development only moments away next to the station.

Viewings are highly recommended.

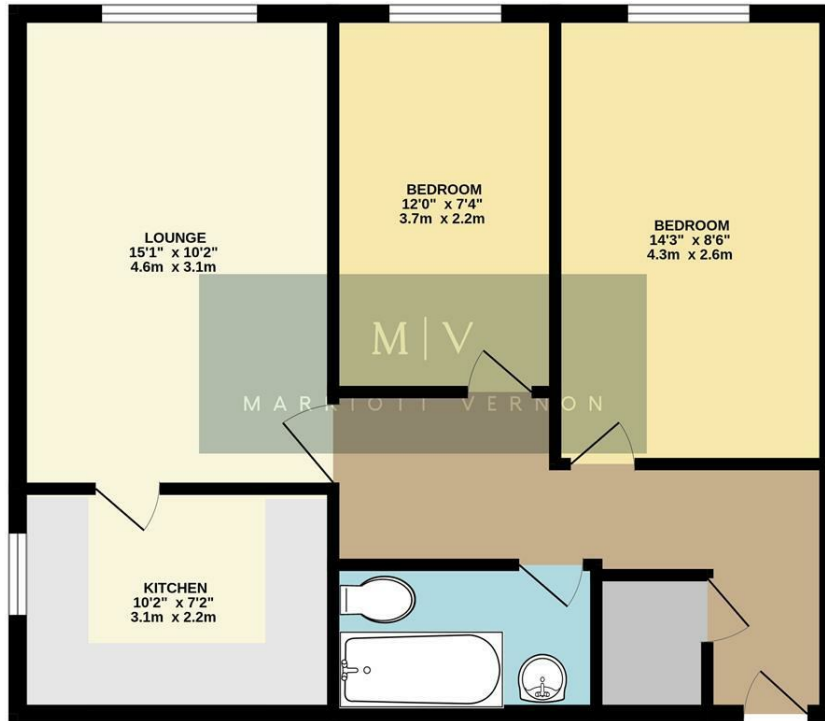






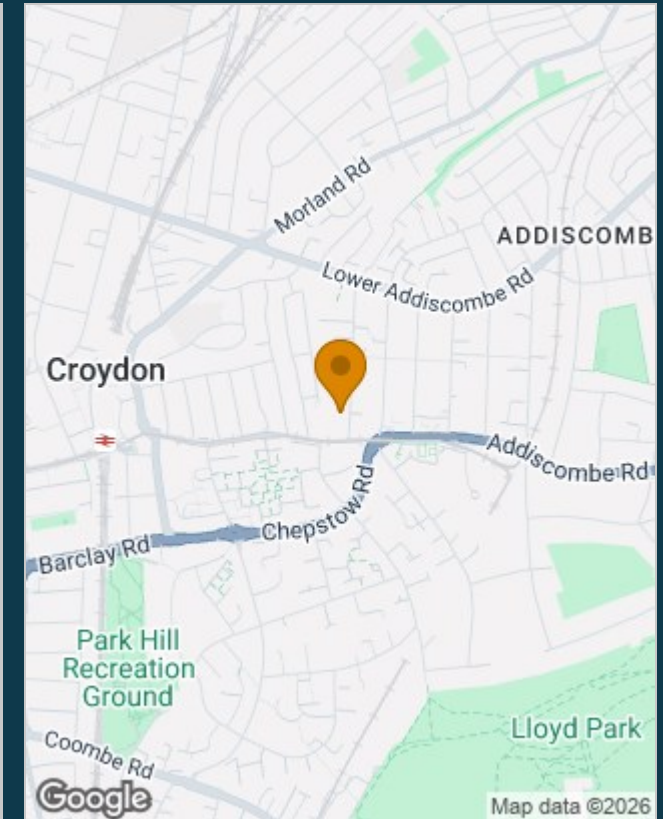
Floor Plans

GROUND FLOOR



TOTAL FLOOR AREA - 592sq.ft. (55.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	74	76
(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	

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.