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MARRIOTT VERNON
ESTATE AGENTS



38 Campion Close, Croydon, CR0 5SN

£2,000 Per month



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£2,000 Per month

38 Champion Close

Croydon, CR0 5SN

Three Bedroom First Floor Flat
Bright and Spacious Reception Room

Bathroom and Principal En-Suite
Glorious Communal Gardens Spanning Three Acres

Sought After Development Close to Loyd Park
Separate Well Equipped Kitchen Requiring Updating

Private Balcony
Private Allocated Car Port and Visitor Parking

Marriott Vernon present to the market this three bedroom, two bathroom, first floor apartment with private balcony, carport and visitor's parking, set within a superb development with glorious communal gardens spanning some three acres. Ideally located within a short walk of the wonderful Lloyd Park, the property boasts bright and spacious accommodation, the perfect balance of comfort and convenience for a modern lifestyle. Features include an impressive reception room, well equipped kitchen requiring updating, family bathroom and principal en-suite, quality floor coverings, gas central heating, double glazing, ample inbuilt storage, share of freehold and no onward chain.

The communal gardens provide a haven for peace and tranquillity, with areas of lawn and patio providing plenty of spaces for seating, and landscaped areas featuring a large ornamental pond, water features, and mature planting.

Accommodation comprises entrance hall with inbuilt storage, leading into the light and airy reception room with direct access onto the delightful private balcony, and ample space for relaxing, entertaining and dining. The separate kitchen comprises a 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 three well sized bedrooms, with en-suite shower to the principal bedroom, plus a family bathroom.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service 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 within easy reach, as well as excellent local schools.



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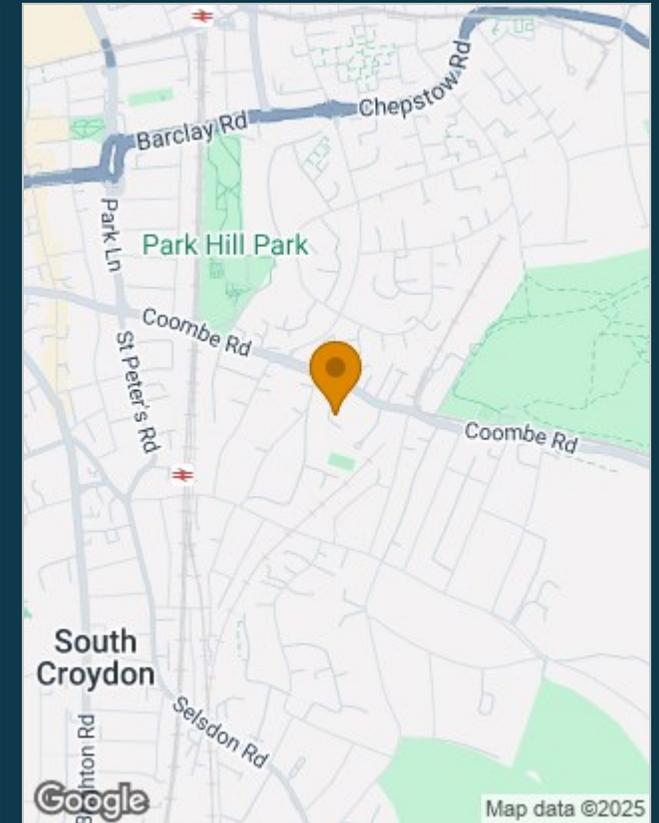
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Floor Plans



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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(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