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MARRIOTT VERNON

ESTATE AGENTS



4 Fairhaven Court Warham Road, South Croydon, CR2 6LF

Offers in excess of £260,000



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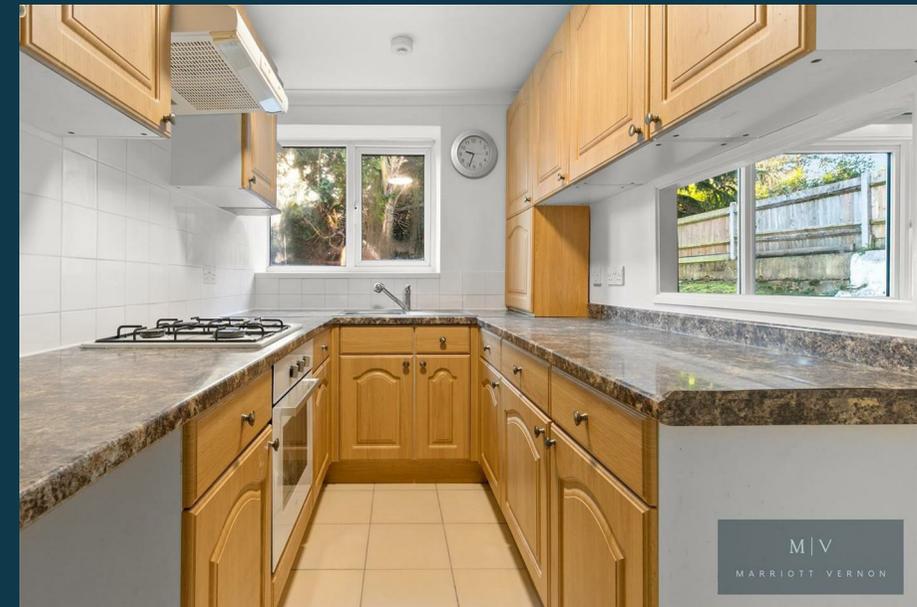
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Marriott Vernon present to the market this well presented two bedroom ground floor flat benefitting from Share of Freehold and long 960 year lease with garage, set within a popular purpose built block within just a short walk of South Croydon station and the vibrant Restaurant Quarter. Ideal for homeowner or investor alike, the property enjoys bright and spacious accommodation with modern interiors and neutral finish throughout, with generous living space including an inviting reception room, separate kitchen and modern bathroom and spacious communal gardens. Further features include gas central heating, double glazing, quality floor coverings and no onward chain.

Accommodation comprises a large entrance hall leading into the reception room with ample space for relaxing 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 and electric oven below, and further space for appliances. There are two well sized bedrooms, plus a family bathroom with white three piece suite.

The property is superbly located within easy access of South Croydon station, offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is just a short walk away providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants.

Viewings are highly recommended.



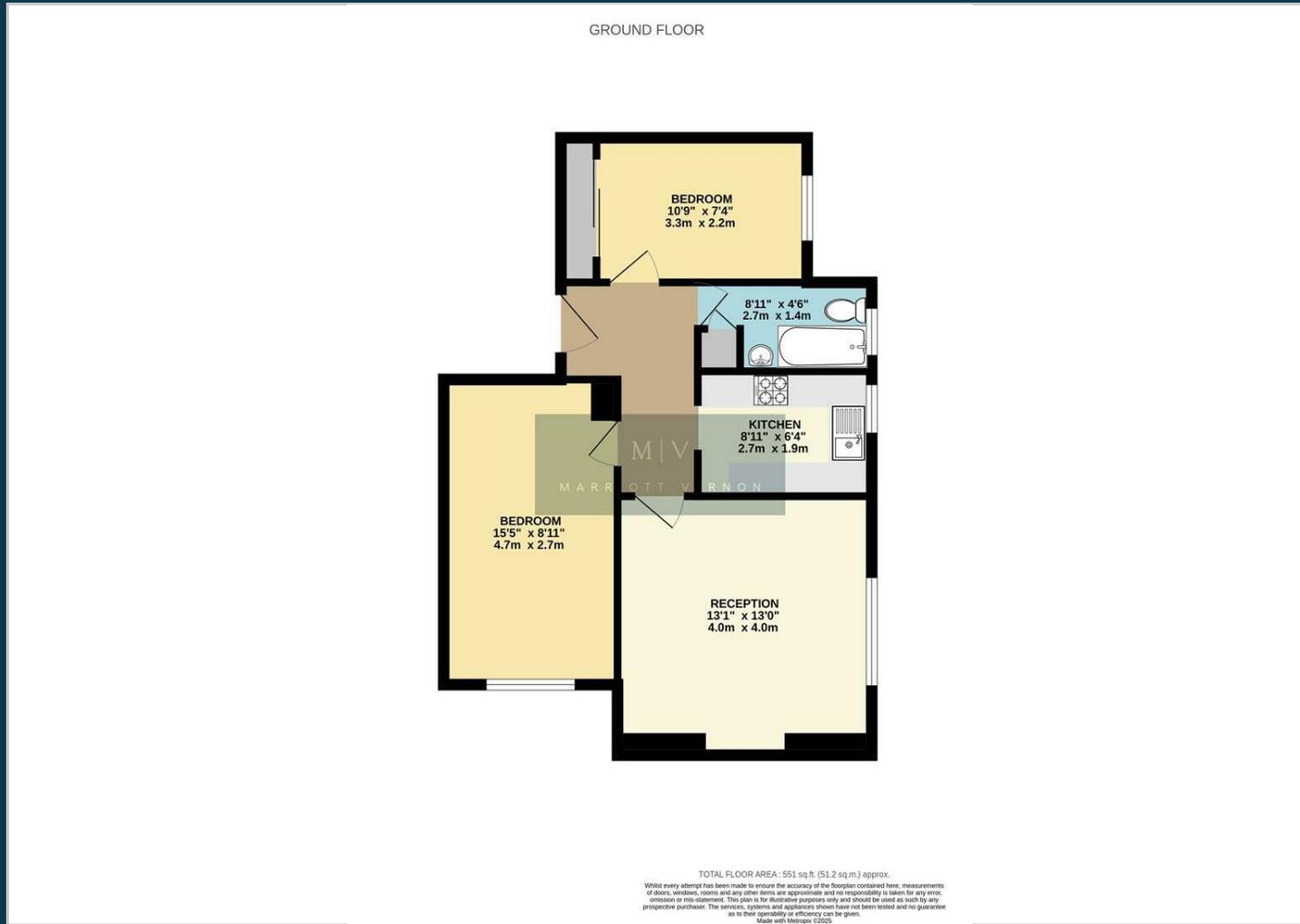




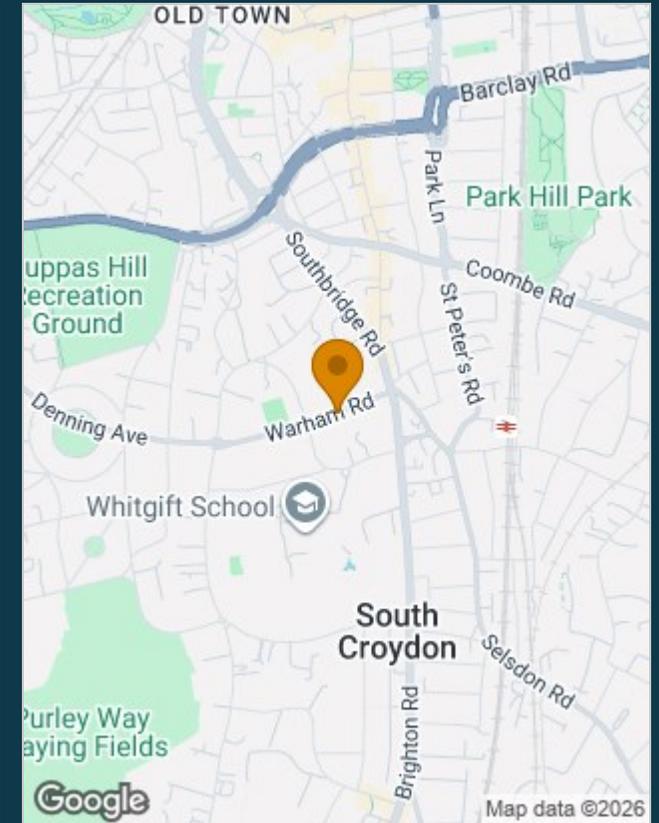
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Floor Plans



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) A		
(81-91) B		
(69-80) C	74	79
(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	

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.