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MARRIOTT VERNON

ESTATE AGENTS



11 Kelvin Gardens, Croydon, CR0 4UU

Asking price £230,000





11 Kelvin Gardens

Croydon, CR0 4UU

Well Planned Two Bedroom Ground Floor
Maisonette

Requiring Complete Modernisation

Separate Older Style Kitchen

Private Garden

No Chain

Popular Purpose Built Development

Generous Reception Room

Family Bathroom

Allocated off Street Parking

Close to Tram and Bus Transport Links, Schools
and Amenities

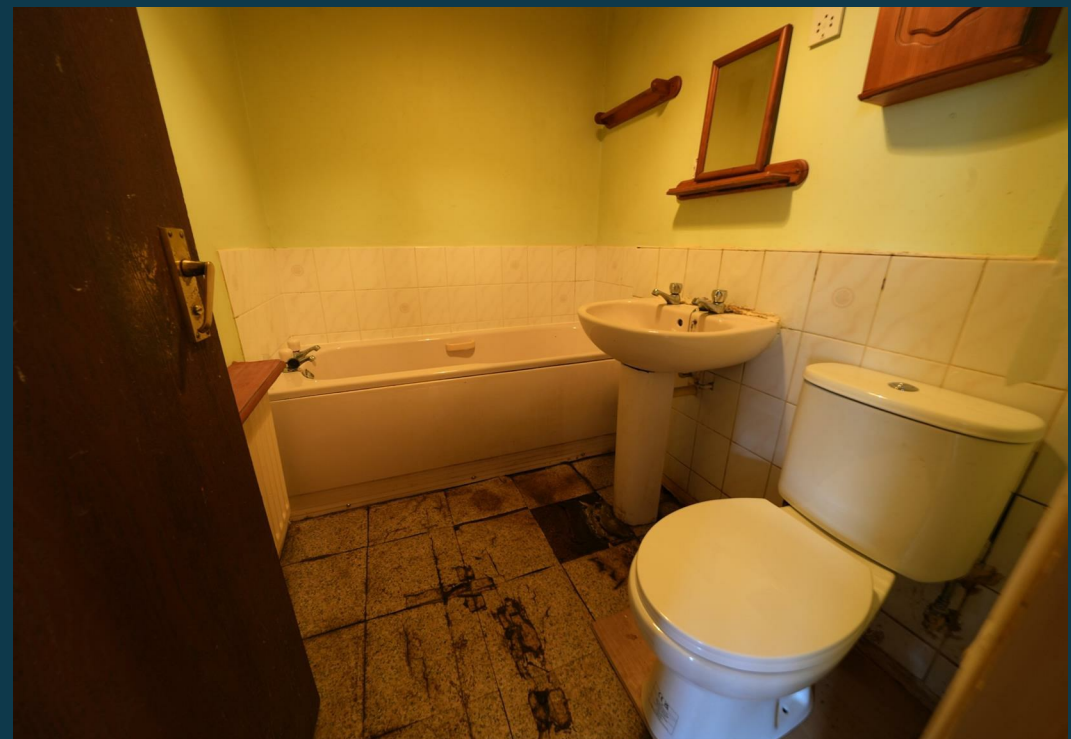
Marriott Vernon present to the market this two bedroom ground floor purpose built maisonette with allocated parking space, private garden and no onward chain. The property provides well planned accommodation in need of complete refurbishment, with excellent scope to modernise and customise fully to suit own taste which has been reflected in the asking price. Features include a generous front aspect reception, separate kitchen, family bathroom, gas central heating (condition unknown), wood framed double glazing and inbuilt storage.

Accommodation comprises own private front door, entrance lobby, leading into the 16'8 x 11'6 reception room with front aspect bay window, access to deep storage cupboard and ample space for relaxing and dining. The separate kitchen comprises a range of older style wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There are two good sized bedrooms, and a bathroom with older style suite.

The property is conveniently located within a short walk of Therapia Lane and Ampere Way Tramlink stations with useful connections into Croydon town centre and East Croydon station, as well as Wimbledon and Beckenham. Regular bus routes also provide links into Central Croydon. Croydon itself offers a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and further leisure facilities.

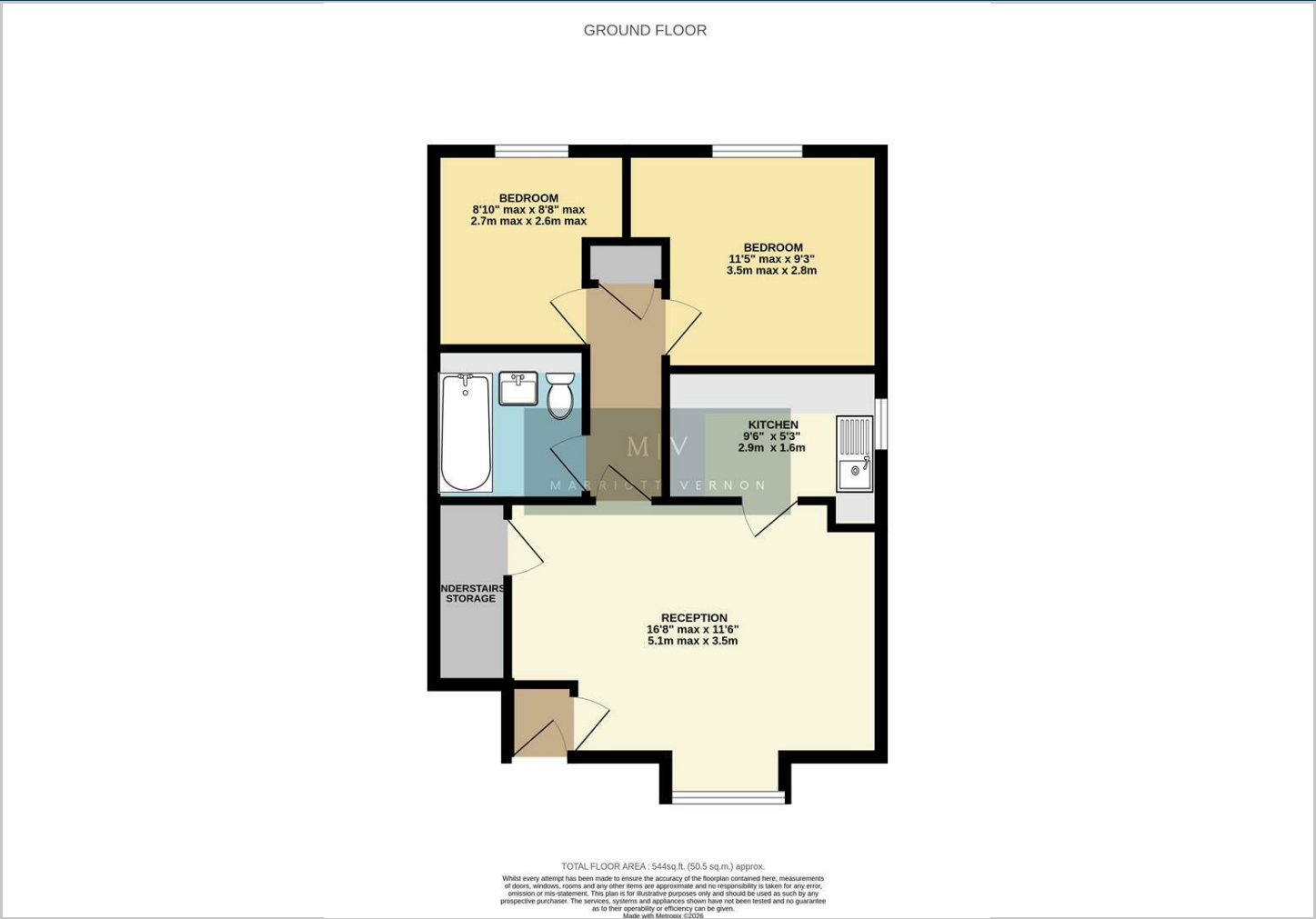
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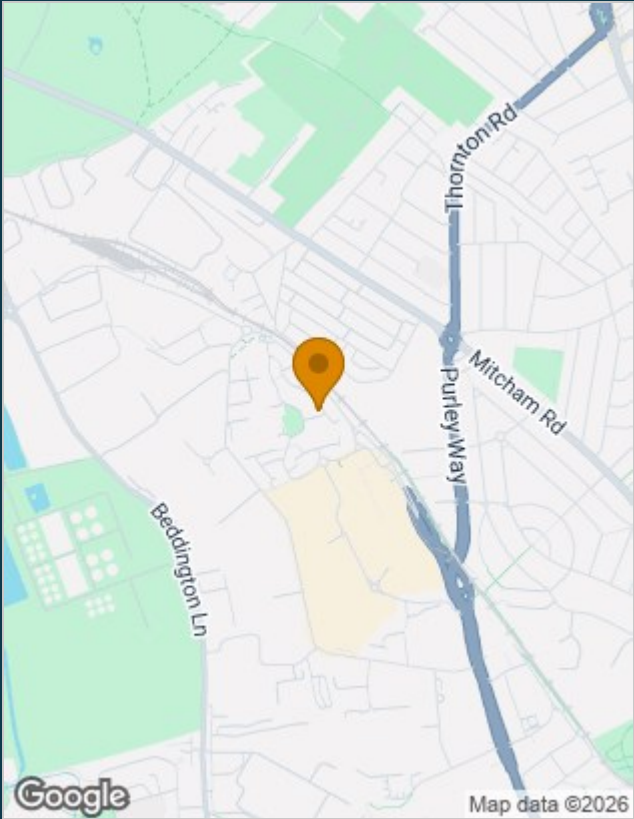




Floor Plans



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		
(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.