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MARRIOTT VERNON
ESTATE AGENTS

64B Heathfield Road, Croydon, CR0 1EW

Guide price £200,000





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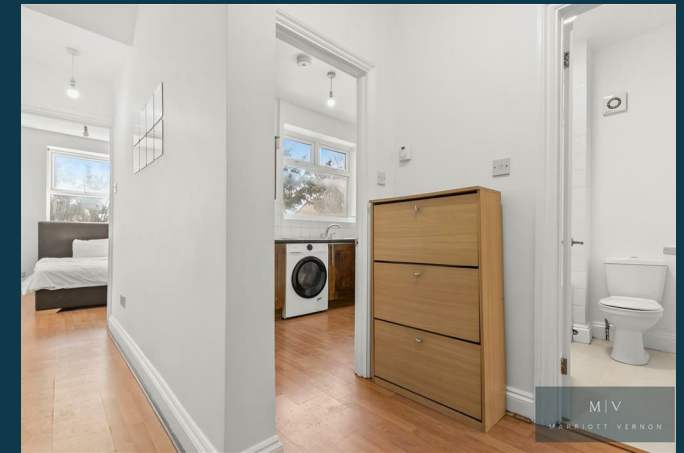
Guide Price £200,000-£225,000

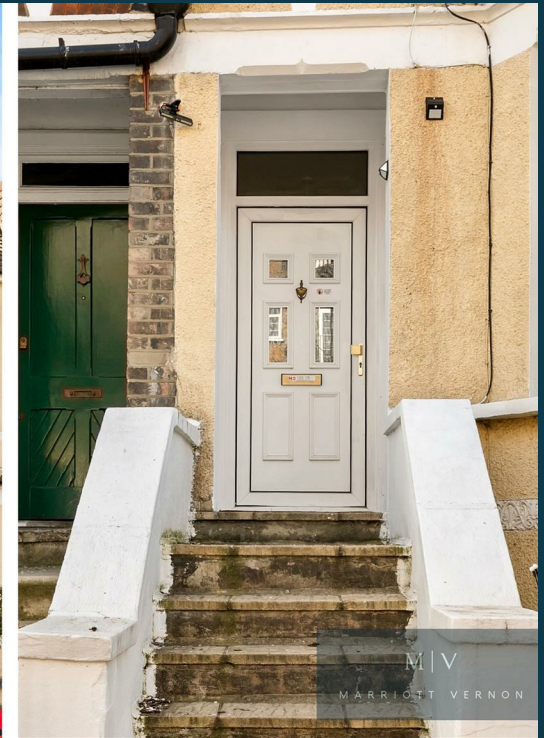
Marriott Vernon present to the market this one bedroom upper ground floor conversion flat, ideally situated just 0.2 miles of South Croydon station and amenities. Representing an ideal purchase for first time buyer or investor alike, the property offers bright living space with modern interiors throughout. Features include a generous reception room, separate well equipped kitchen, bathroom, gas central heating and double glazing.

Accommodation comprises entrance hall leading into the front aspect reception room with bay window and 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, electric hob, oven, and further space for appliances. There is a bedroom with quiet rear aspect and a bathroom with white suite.

The property is superbly located within easy access of South Croydon station, offering superb connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is moments away for a diverse selection of bars and restaurants.

Viewings are highly recommended.







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Floor Plans

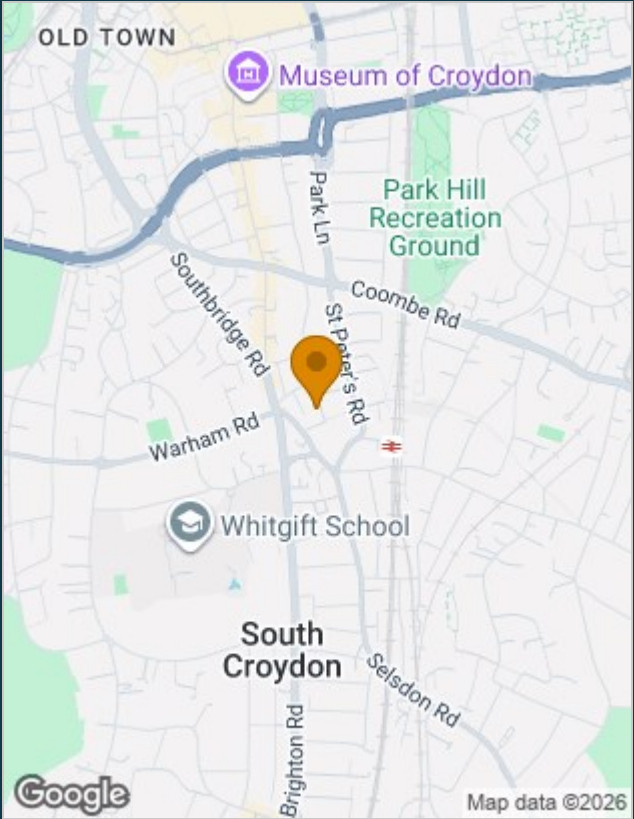


Viewing

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.

Location Map



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	66	75
	EU Directive 2002/91/EC	