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MARRIOTT VERNON
ESTATE AGENTS



178 Franklin Way, Croydon, CR0 4UW

Asking price £200,000

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Croydon, CR0 4UW

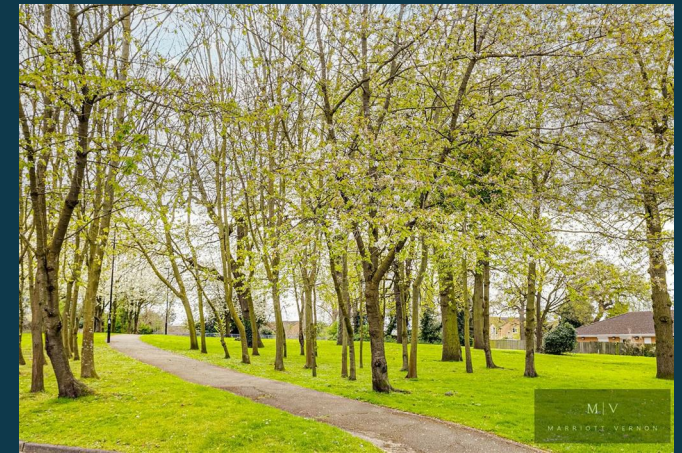
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Marriott Vernon are delighted to offer to the market this well proportioned one double bedroom first floor flat with allocated parking bay, ideally situated in a popular purpose built development within a few minutes walk from Ampere Way Tram station. The property has been well maintained by the current owner, offering bright and spacious accommodation with modern interiors and neutral finish - ideal for first time or investment purchasers. Features include a generous reception room, separate well equipped kitchen, modern bathroom, gas central heating, double glazing and access to communal gardens.

Accommodation comprises entrance hall with inbuilt cupboard, leading into the 17'2 x 11'7 reception room with bay window and ample space for relaxing and dining. A doorway leads through to the separate kitchen, comprising a range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor and electric oven, and further space for appliances. There is a spacious double bedroom with a useful inbuilt wardrobe, and a bathroom with white three piece suite.

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

Viewings are highly recommended.



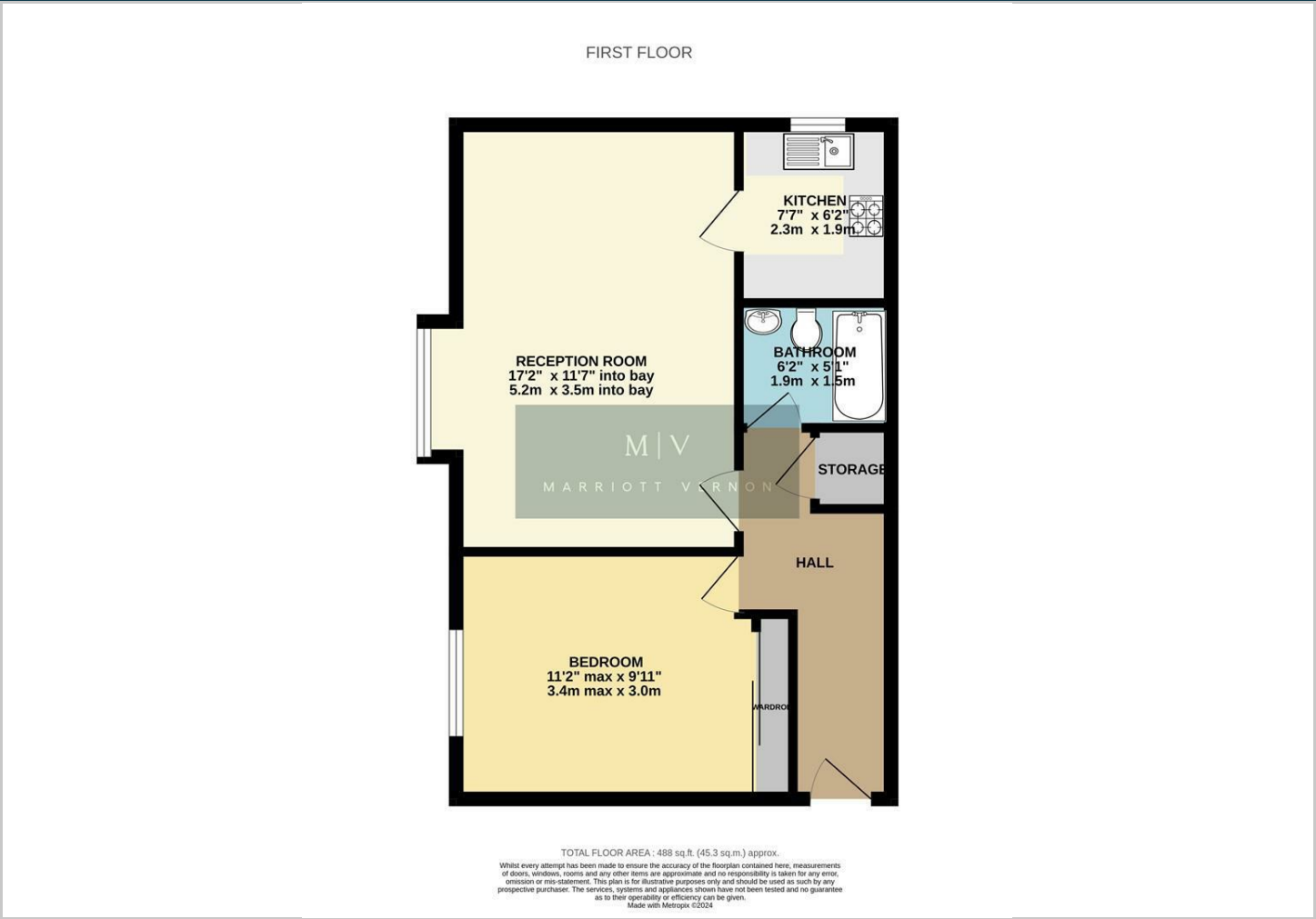




NO
BALL
GAMES

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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.

Ewhurst Avenue, South Croydon, CR2 ODL
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

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		
EU Directive 2002/91/EC		