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MARRIOTT VERNON
ESTATE AGENTS

8 Shannon Court 1 Tavistock Road, Croydon, CR0 2AL

Asking price £250,000



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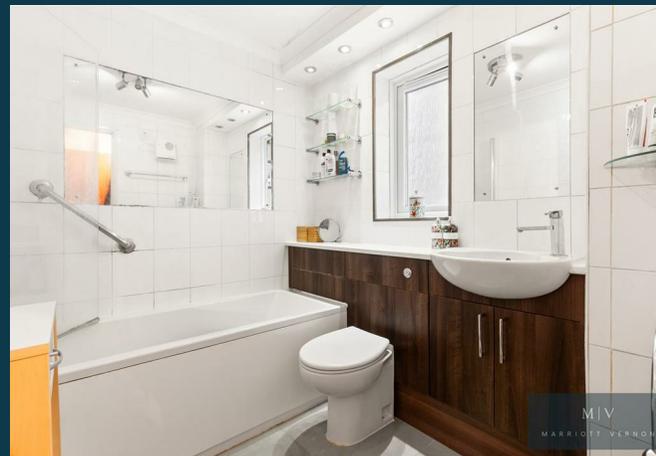
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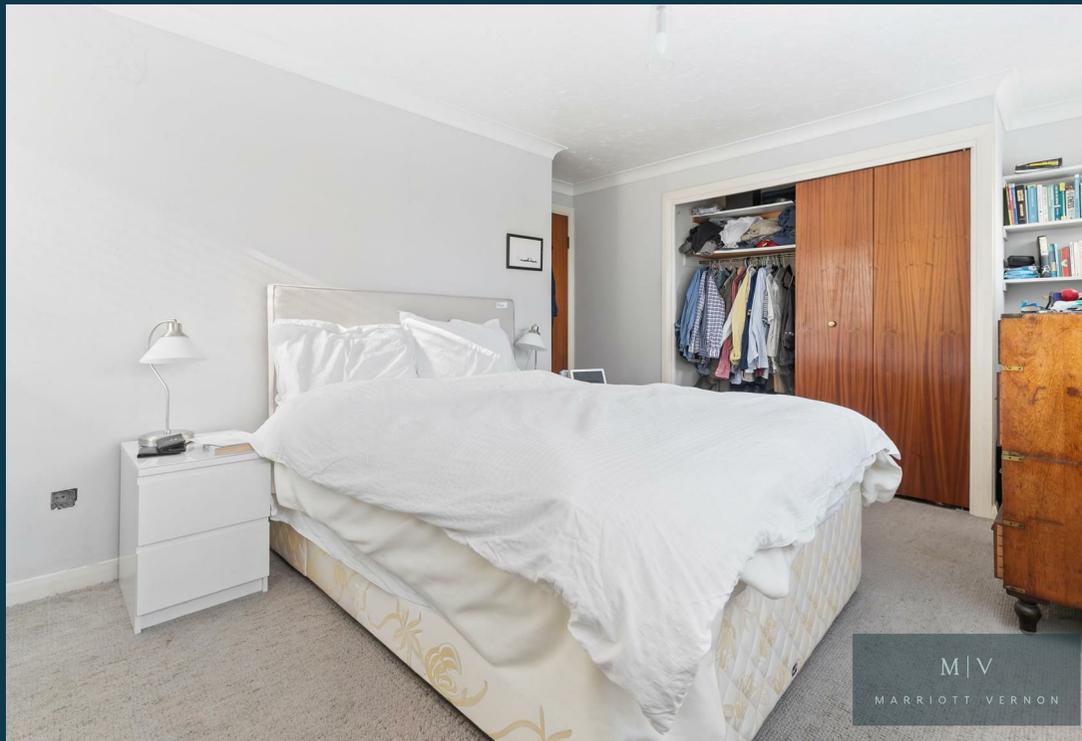
Marriott Vernon are proud to introduce to the market this well proportioned two bedroom second floor flat with Gated allocated parking to the rear, communal gardens and no onward chain, ideally located in a popular development moments from East Croydon station and Croydon town centre. The property would now benefit from some modernisation, but offers bright and spacious accommodation with versatile layout, including reception dining area, second reception rooms separate kitchen and family bathroom. Further features include long 144 year remaining lease, electric heating, double glazing, security entry phone system, and access to well maintained communal gardens.

Accommodation comprises entrance hall with inbuilt storage and access to the family bathroom, leading into an internal reception area with ample space for relaxing and dining, and door through to the kitchen. The kitchen comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There are two bedrooms, each with inbuilt storage, plus a further 17'9 double aspect reception room.

The property is conveniently located close to the centre of Croydon, within a short walk of both railway stations at East Croydon and West Croydon, each offering excellent fast and frequent services into Central London. Numerous regular bus routes link the surrounding area, with Tramlink from East Croydon also connecting Beckenham and Wimbledon. Croydon town centre is moments away offering an array of shops, bars, cafes and restaurants, as well as leisure facilities including a cinema complex.

Viewings are highly recommended.



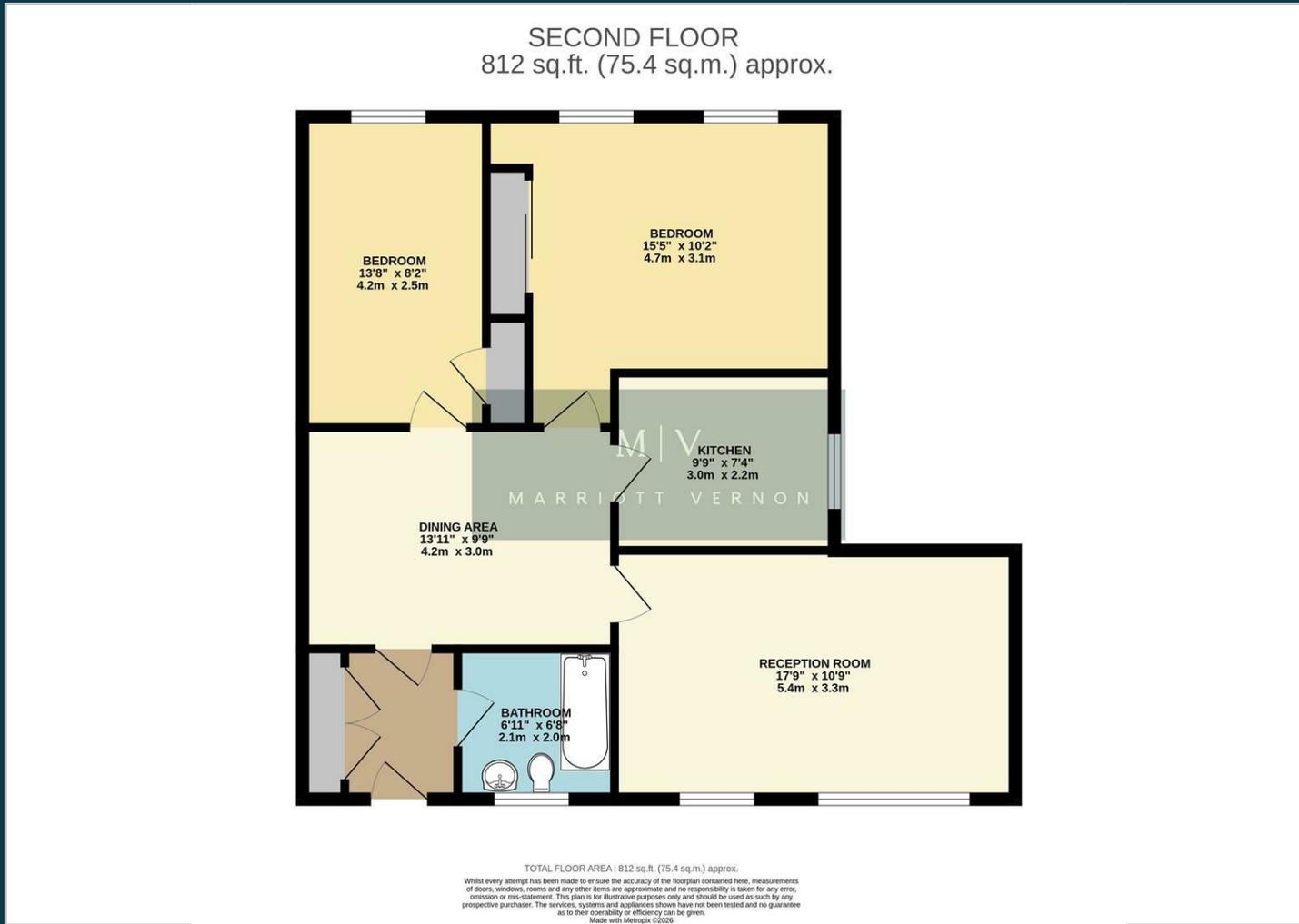




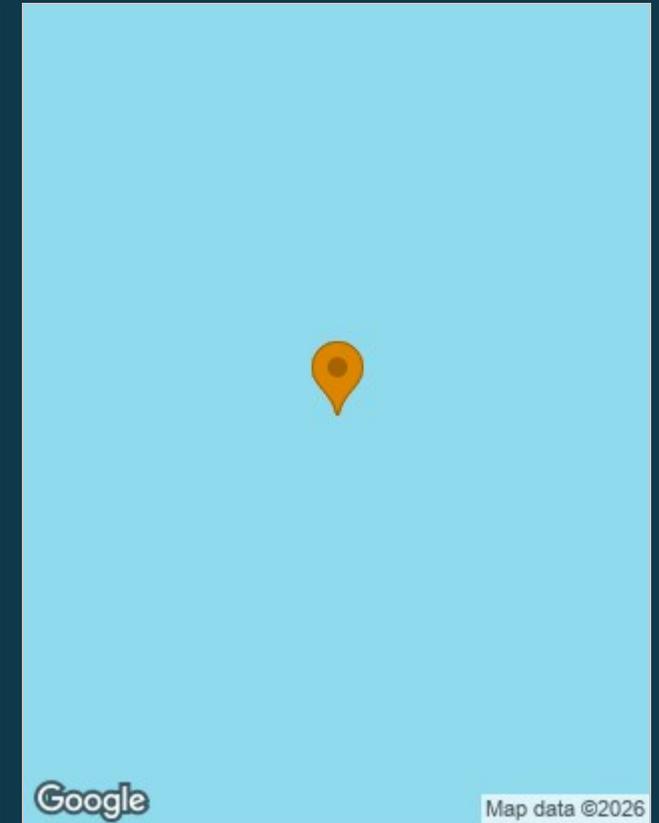
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Floor Plans



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.

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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