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MARRIOTT VERNON

ESTATE AGENTS



Flat 5, 1 Nihill Place, Croydon, CR0 6FP

£350,000



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Flat 5, 1 Nihill Place

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Stunning Two Double Bedroom First Floor Apartment

Stylish Interiors and High Quality Finish

Private Balcony

Residents Bike Store

Long Lease

Sought After Modern Development

Light and Spacious Open Plan Reception/Kitchen

Modern Bathroom and Principal En-Suite

Secure Entry

Close to Transport Links, Shops and Amenities

Marriott Vernon present to the market this stunning two double bedroom, two bathroom, first floor apartment with private balcony, superbly situated in the heart of Addiscombe, moments from transport links and thriving amenities. The property offers bright and spacious accommodation with elegant interiors and high quality finish throughout – the perfect blend of luxury and convenience in this sought after modern development. Features include a wonderful open plan 22'4 reception/kitchen, stylish bathroom and principal en-suite, inbuilt storage, gas central heating, double glazing, neutral décor, quality floor coverings and secure entry with smartphone connectivity. The property also benefits from a long lease and access to useful residents bike storage.

Accommodation comprises entrance hallway with inbuilt storage, leading into the inviting open plan reception/kitchen with ample space for relaxing, entertaining and dining, and door leading out onto the balcony - perfect for al fresco drinks. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. There are two well sized double bedrooms - each with inbuilt wardrobes, and en-suite to the principal bedroom - plus a bathroom with modern suite.

The property is located close to Tramlink at Addiscombe, as well as regular bus routes providing excellent fast and frequent links to nearby East Croydon station and Croydon town centre. Lower Addiscombe Road is just a short walk away providing an array of local shops including cafes, supermarkets and amenities, with Croydon itself offering a wider variety of shops, bars, restaurants and leisure facilities. The area is also well served by good local schools and lovely open spaces.

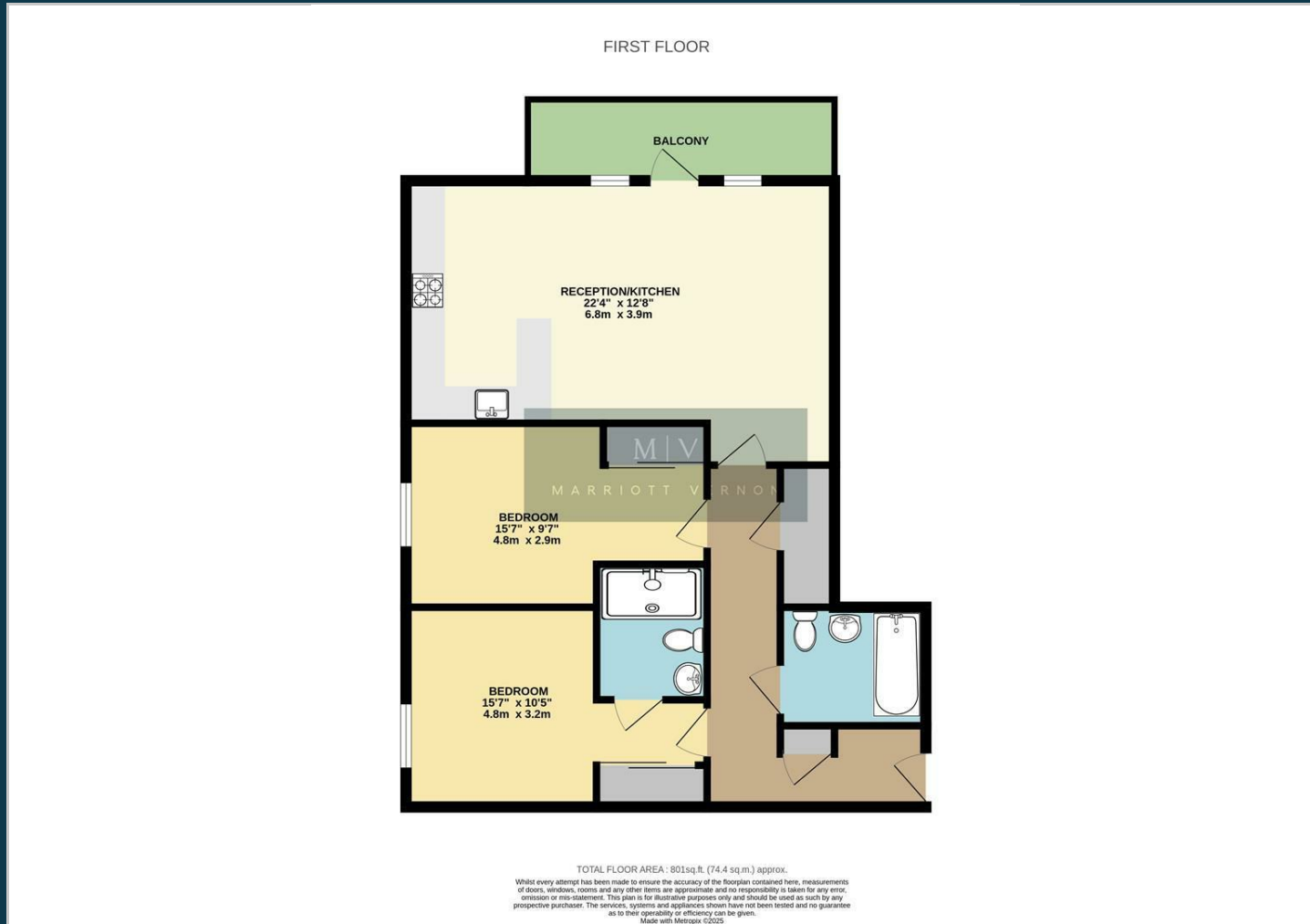
Viewings are highly recommended.



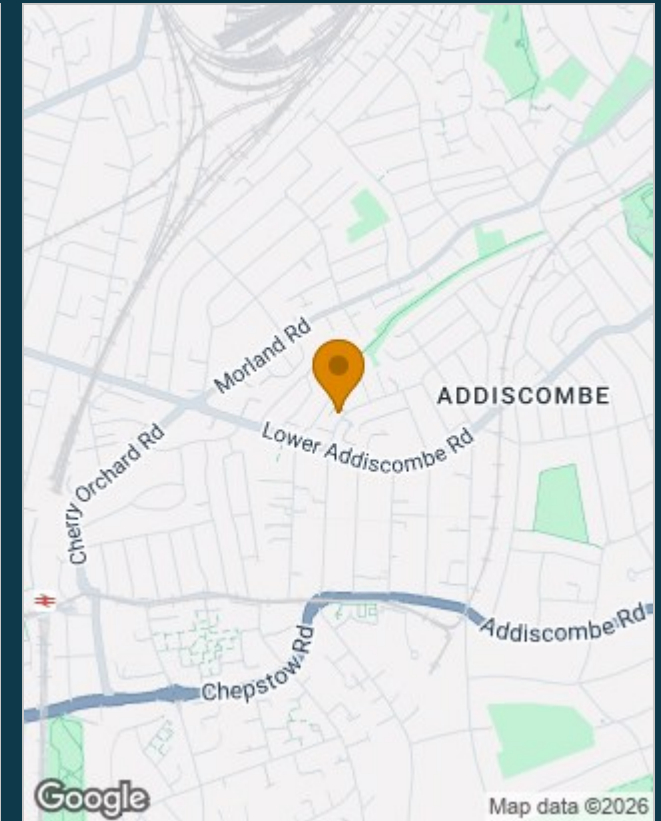




Floor Plans



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	