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MARRIOTT VERNON

ESTATE AGENTS



Flat 16 28 Normanton Road, South Croydon, CR2 7AZ

Guide price £300,000



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Guide Price £300,000-£325,000

Two Bedroom Top Floor Flat
Marrlott Vernon present to the market this well presented two bedroom top floor apartment with allocated parking for two cars, ideally situated in a popular residential road close to South Croydon station and amenities. The property has been beautifully maintained and appointed by the current owners, offering bright and spacious open plan reception/kitchen, modern family bathroom, principal en-suite, ample inbuilt storage, double glazing and quality floor coverings.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with ample space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with inset sink unit, hob with overhead extractor and electric oven below and further space for appliances. There are two well proportioned double bedrooms, with en-suite shower to the principal bedroom, plus a stylish family bathroom with white three piece suite and elegant tiling.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants. The area is well served by excellent local schools, as well as lovely open spaces.

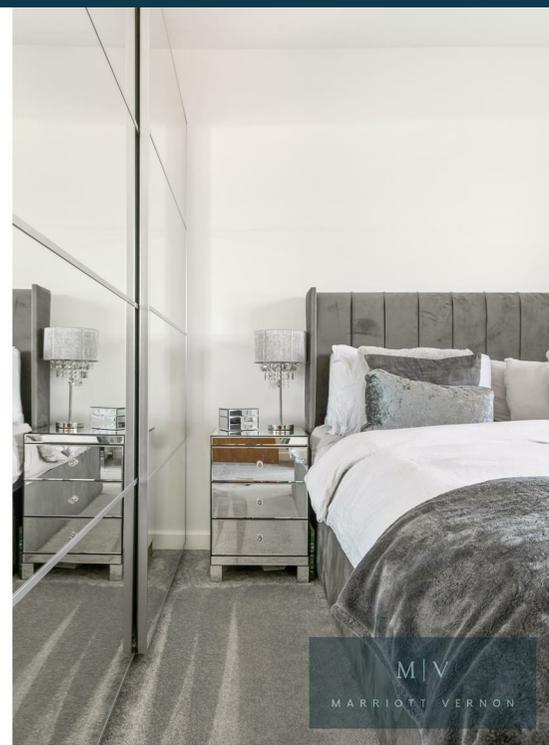




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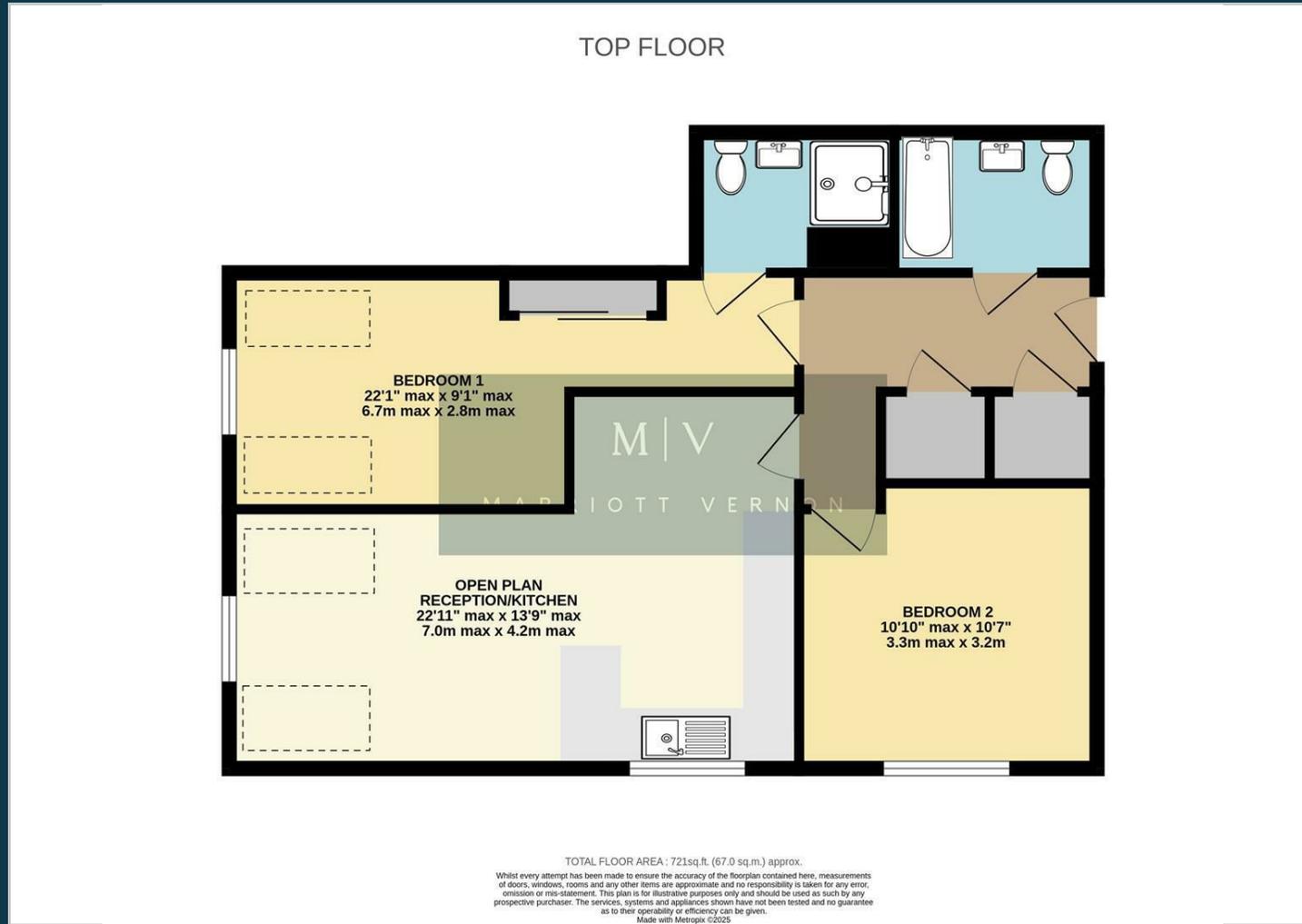
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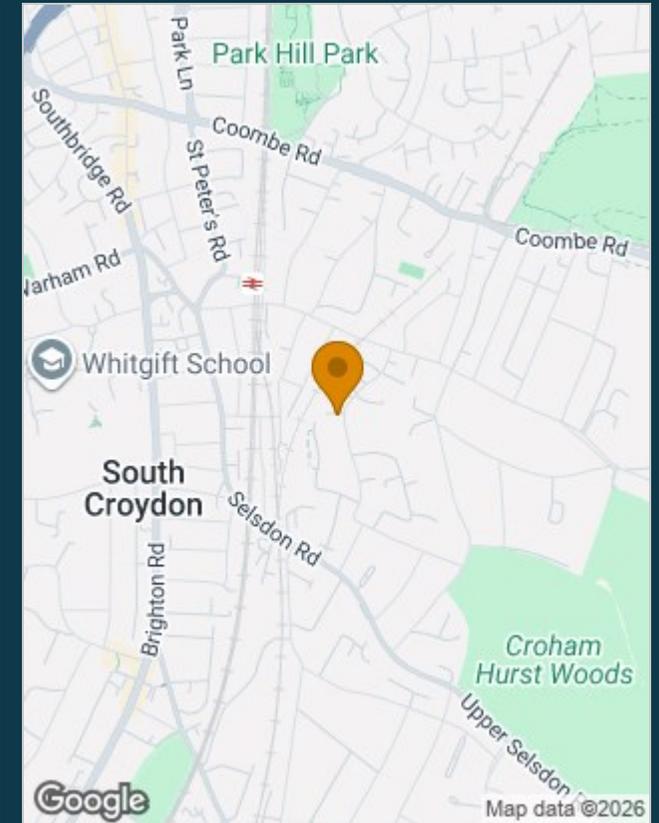
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Floor Plans



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		81
(69-80) C		
(55-68) D	65	
(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.