

M | V

MARRIOTT VERNON

ESTATE AGENTS



271 Sanderstead Road, South Croydon, CR2 0AG

Guide price £550,000





271

South Croydon, CR2 0AG

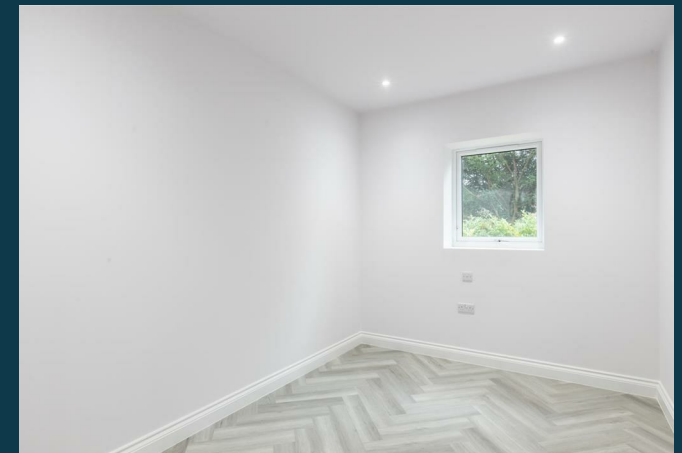
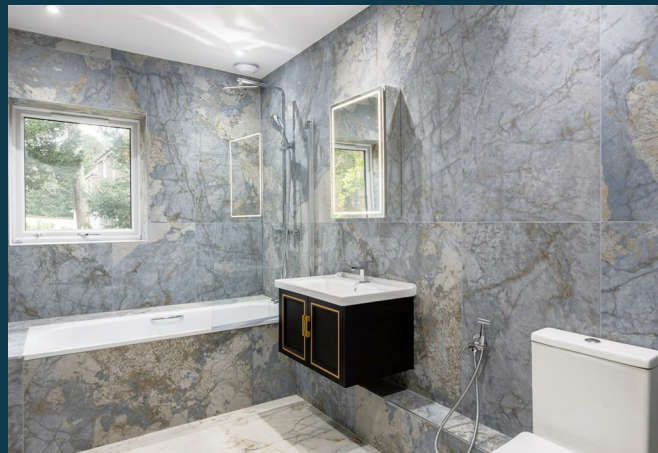
Stunning Two Bedroom First Floor Apartment	Brand New Exclusive Development
Sought After Sanderstead Location	Contemporary Design and Luxury Finish
Check Out Video	Private Balcony
Allocated Parking	Long Lease & Share Of Freehold
Close to Sanderstead and Purley Oaks Stations	Easy Access Purley and Croydon Town Centres

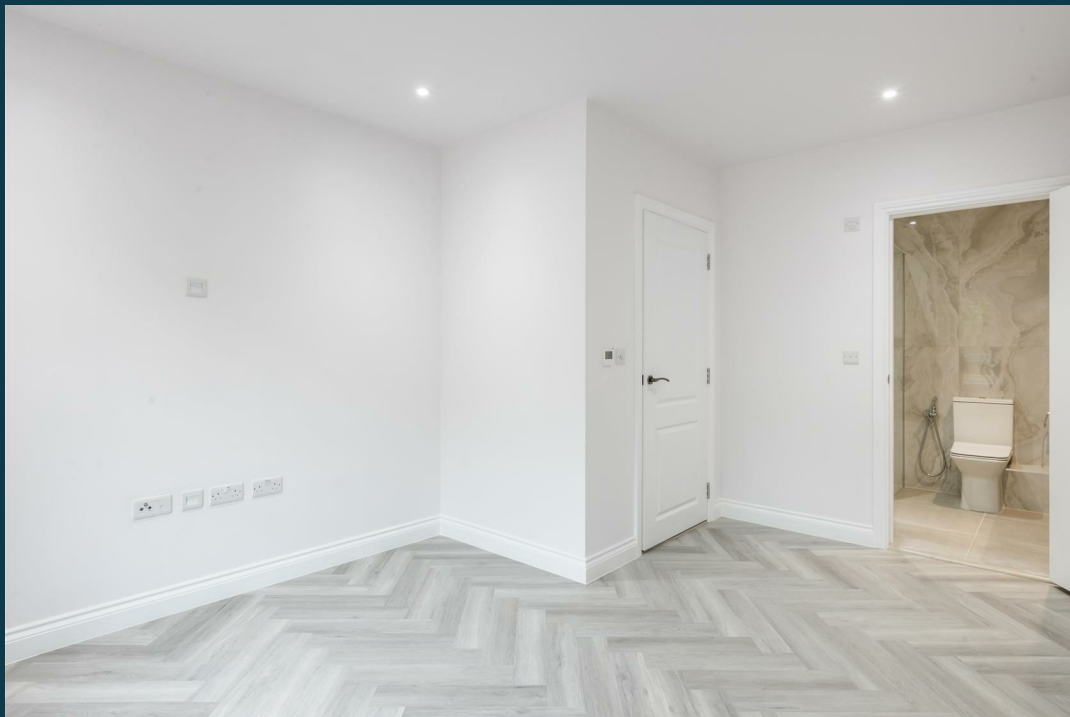
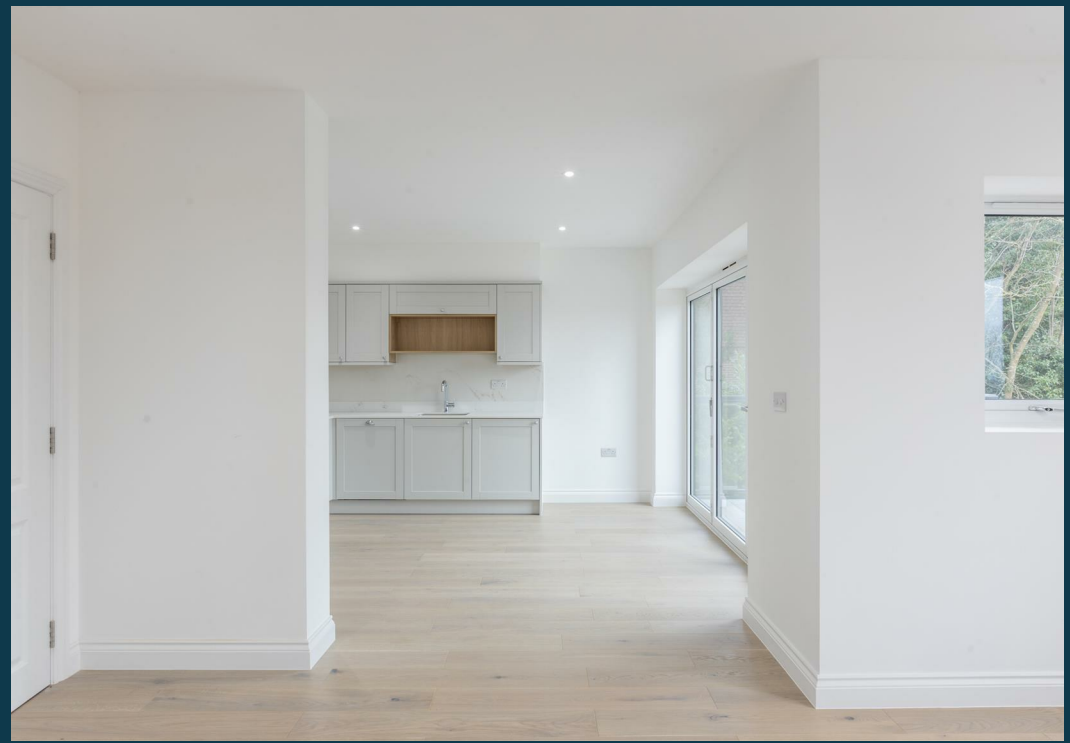
Marriott Vernon present to the market a stunning two bedroom, two bathroom, apartment with private balcony and allocated parking, superbly situated in a brand new development of just eleven exclusive properties in a sought after Sanderstead location. The property offers bright and spacious accommodation, finished to an exceptional standard throughout, effortlessly blending stylish interiors, modern design and elegance - the perfect combination of comfort and convenience for a modern lifestyle in this fantastic residential location with impressive south west facing views over the Downs. Features include an inviting open plan reception/quality fitted kitchen with high spec appliances, beautiful family bathroom and principal en-suite, quality floor coverings, double glazing, electric heating and neutral decor.

Accommodation comprises a spacious entrance hall leading into the open plan reception/kitchen with direct access onto the delightful private balcony and ample space for both relaxing and dining. The kitchen area comprises a sleek range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space integrated appliances. There are three well sized 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 Purley Oaks and Sanderstead stations, providing convenient links into London. Regular bus routes connect nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. Sanderstead Village and Purley town centre just a short distance away for a further variety of amenities. The area is also well served by excellent schools and leisure facilities including golf courses.

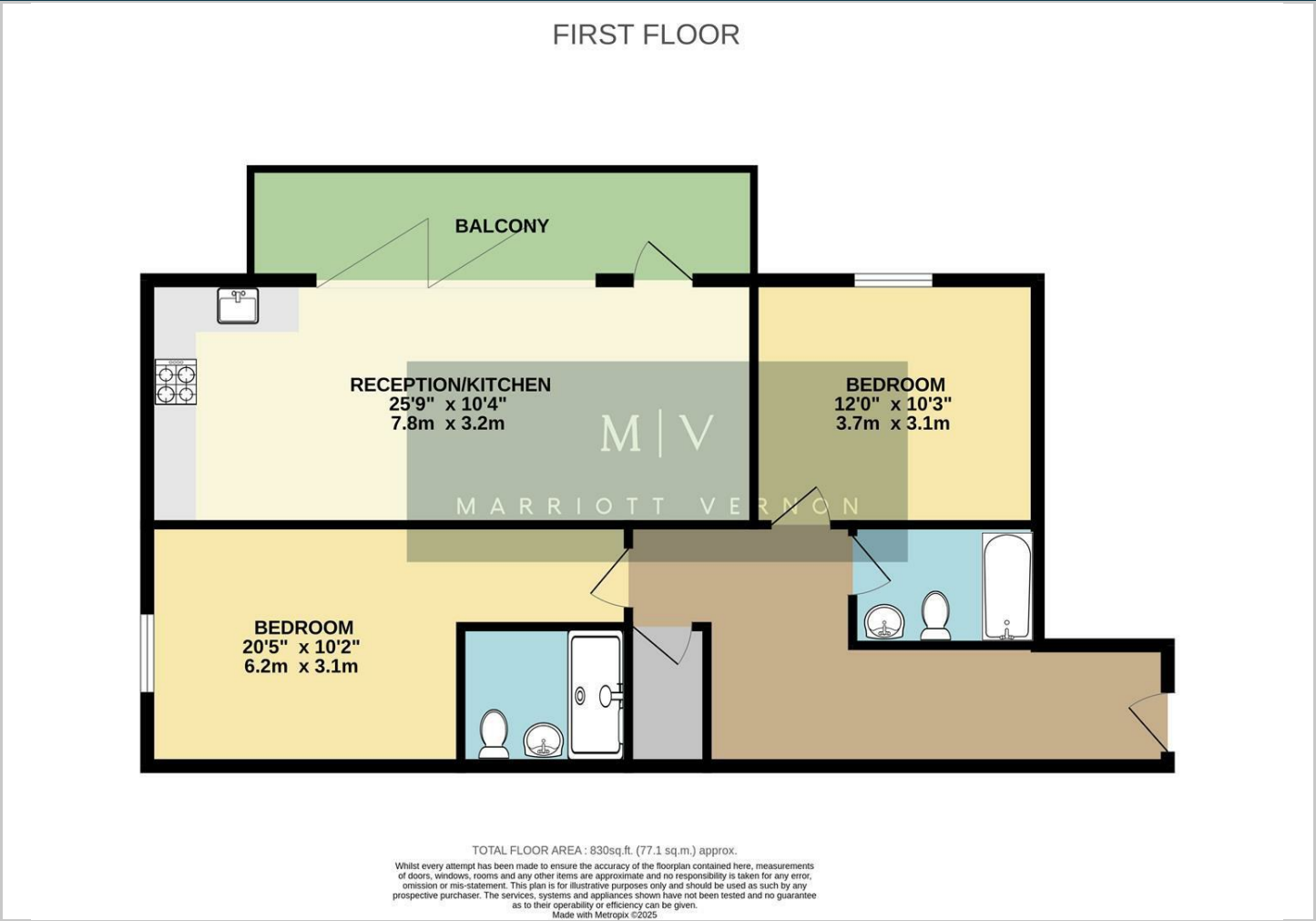
Guide price £550,000







Floor Plans



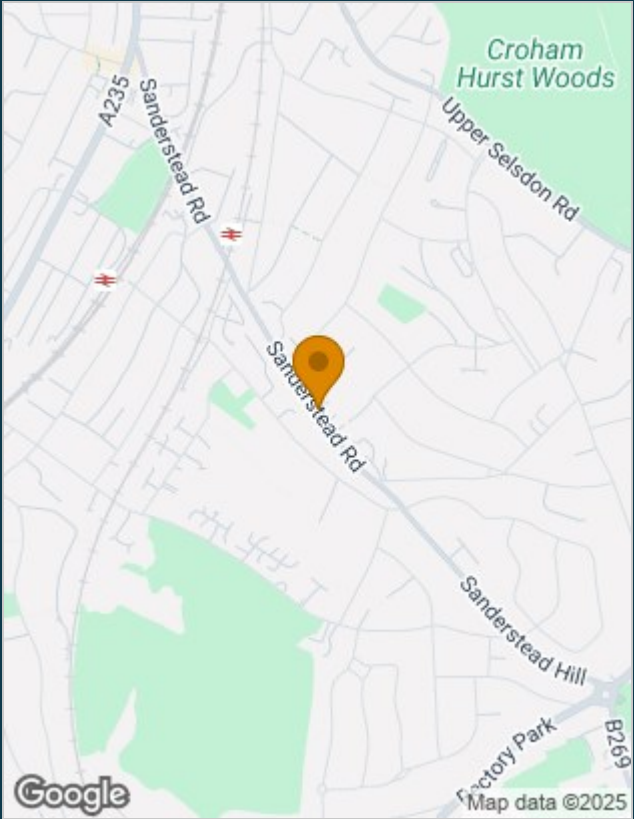
Viewing

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.

Bank House, 111 South End, Croydon, CR0 1BJ
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