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MARRIOTT VERNON

ESTATE AGENTS



Flat 8 Wenderholme Court 68 South Park Hill Road, South Croydon, CR2

Offers in excess of £215,000



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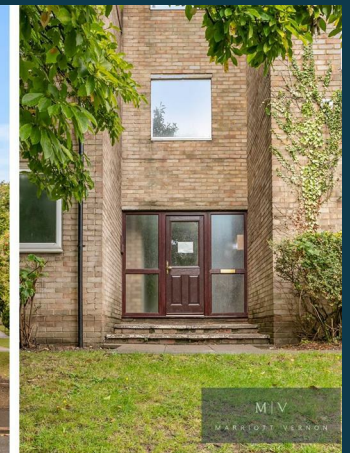
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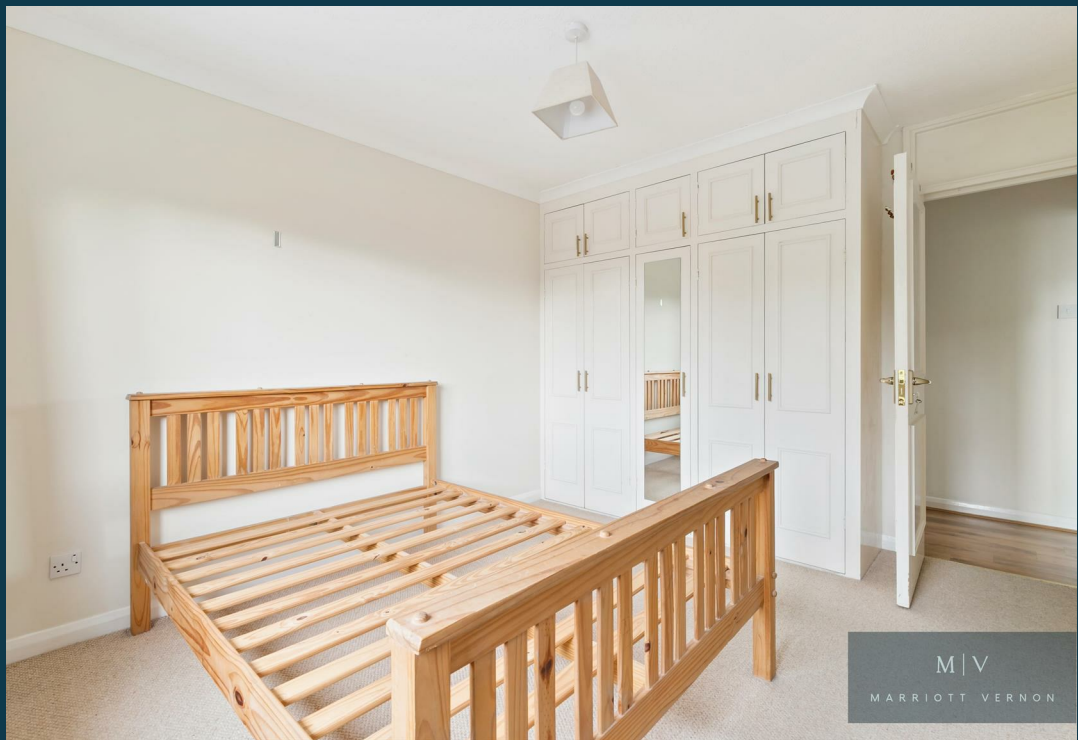
Marriott Vernon present to the market this well presented one double bedroom second floor flat with allocated parking space and no onward chain, ideally situated in a popular purpose built block moments from South Croydon station and amenities. Ideal for first time buyer or investor alike, the property offers bright, well planned accommodation with modern interiors and neutral finish. Flowing living space blends comfort and convenience, with features including a generous dual aspect reception room, separate kitchen, bathroom, electric heating, double glazing, quality floor coverings and inbuilt storage.

Accommodation comprises entrance hall leading into the reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom with inbuilt wardrobe, plus a bathroom with white three piece suite and part tiled walls.

The property is located moments from South Croydon station, and within easy access of Tramlink at Lloyd Park, providing convenient links into East Croydon mainline station, Central London and the surrounding area. 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 also close-by for a diverse selection of bars and restaurants.

Viewings are highly recommended.

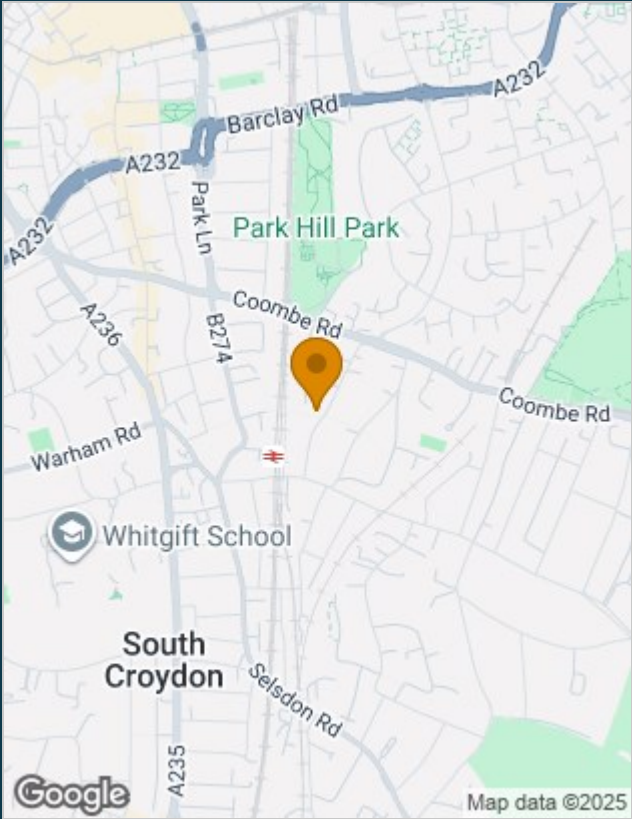
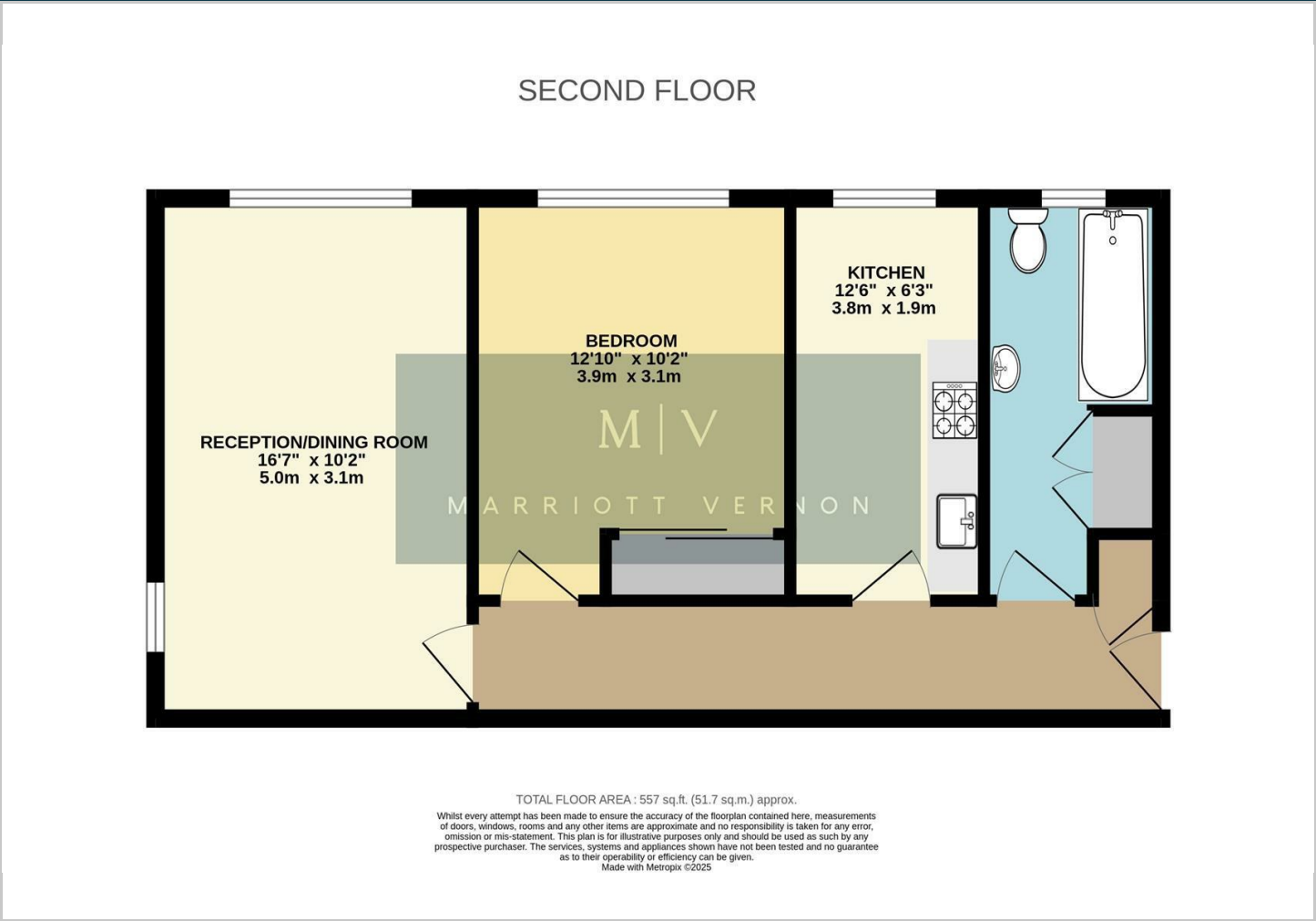






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Viewing

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
(81-91) B		
(69-80) C		65
(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

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.