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MARRIOTT VERNON

ESTATE AGENTS

Flat 7 Eva Court 40 Normanton Road, South Croydon, CR2 7AR

Guide price £325,000





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South Croydon, CR2 7AR

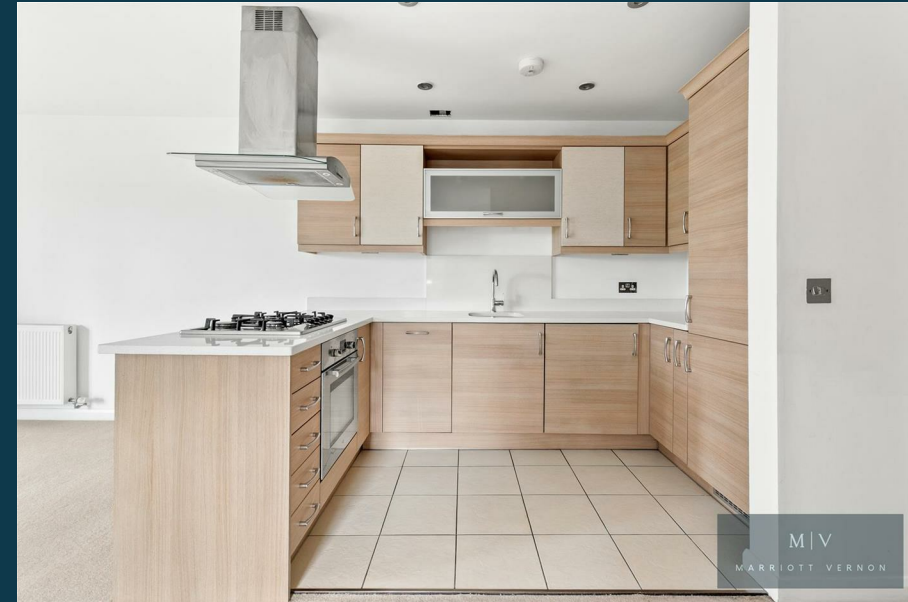
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£325,000 - £350,000 Marriott Vernon present to the market this well presented two bedroom first floor apartment with balcony, private underground storage unit, gated allocated parking and no onward chain, ideally located in a popular development close to South Croydon station and amenities. Perfectly combining modern style, comfort and convenience, the property provides light and spacious accommodation with modern interiors and neutral decor throughout. Features include a generous open plan reception/kitchen, modern bathroom, en-suite, inbuilt storage, gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the double aspect kitchen/reception room – ideal for entertaining, relaxing and dining - with double doors onto the private balcony. The kitchen area comprises a range of matching wall and base units with work surfaces, incorporating inset sink unit, hob with overhead extractor, electric oven and further space for appliances. There are two well sized bedrooms - with en-suite shower to the larger room - plus a modern bathroom.

The property is superbly located within easy access of South Croydon station offering excellent connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants. The area is also well served by good schools and open spaces including Coombe Woods and Lloyd Park.

Viewings are highly recommended.



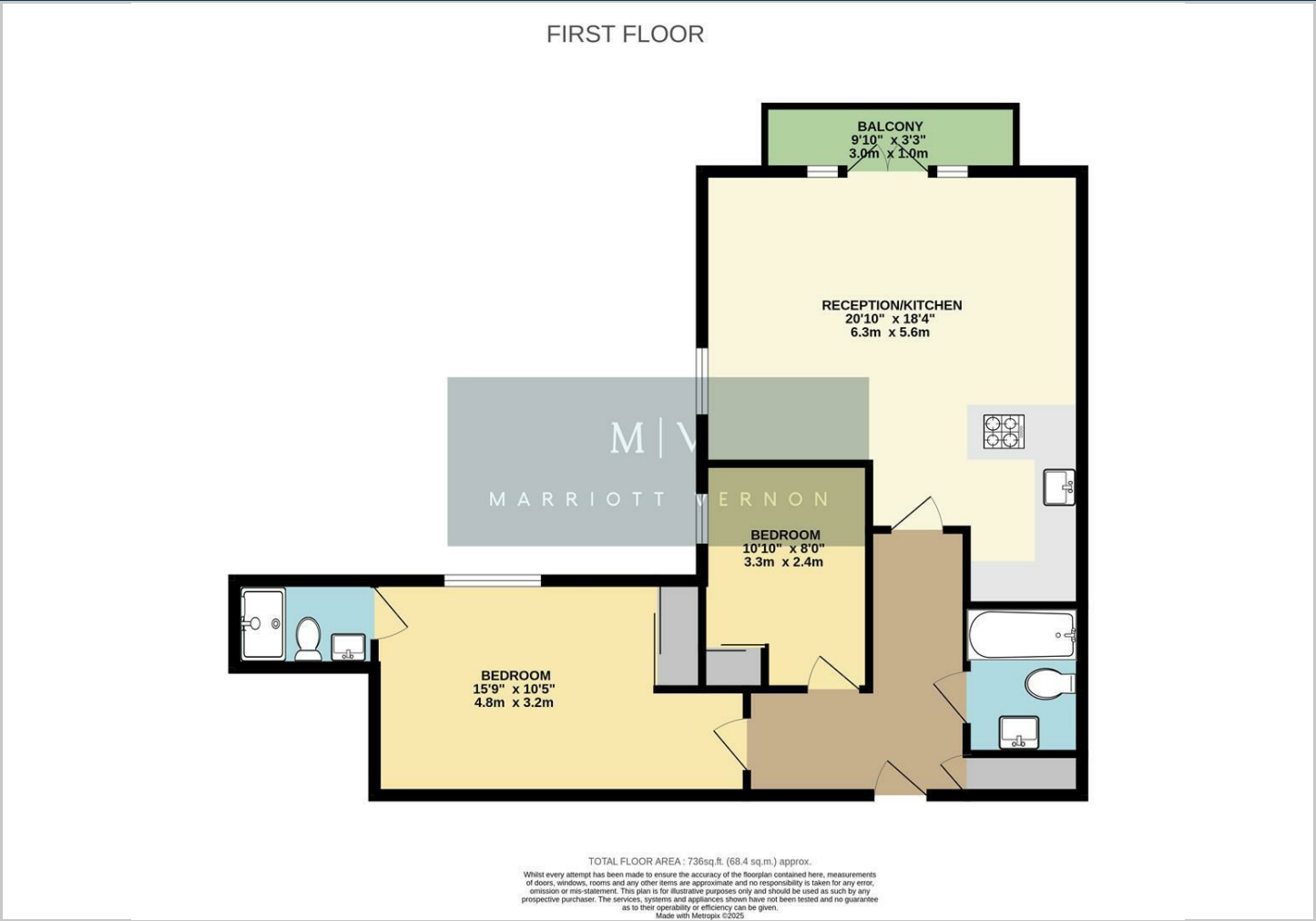




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Floor Plans



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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