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MARRIOTT VERNON
ESTATE AGENTS



Flat 26 Wenderholme Court, 68, South Park Hill Road South, CR2 7DW

Asking price £265,000



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Flat 26 Wenderholme Court

South Croydon, CR2 7DW

Well Presented Two Bedroom Ground Floor Flat

Modern Interiors and Neutral Finish

Separate Updated Fitted Kitchen

Allocated Parking

Close to South Croydon Station

Popular South Croydon Development

No onward chain

Modern Shower Room

Electric Heating and Double Glazing

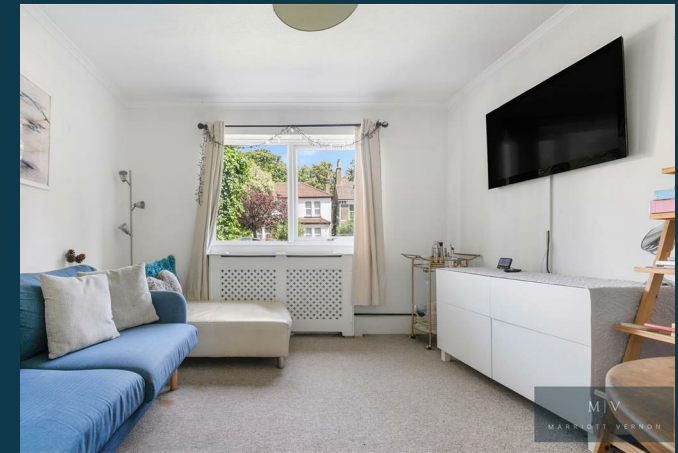
Easy Access Local Shop and Amenities

Marriott Vernon present this well presented two bedroom ground floor flat with allocated parking space and no onward chain, ideally situated in a popular block within just a short walk of South Croydon station and amenities. The property offers bright, well planned accommodation with modern interiors and neutral finish - perfect for homeowner or investment purchase alike. Features include a generous reception room, separate fitted kitchen, modern shower room, gas and electric heating, double glazing, inbuilt storage and neutral decor.

Accommodation comprises entrance hall leading into the reception room with 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, gas hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, each with inbuilt wardrobe, plus a shower room with modern suite.

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.



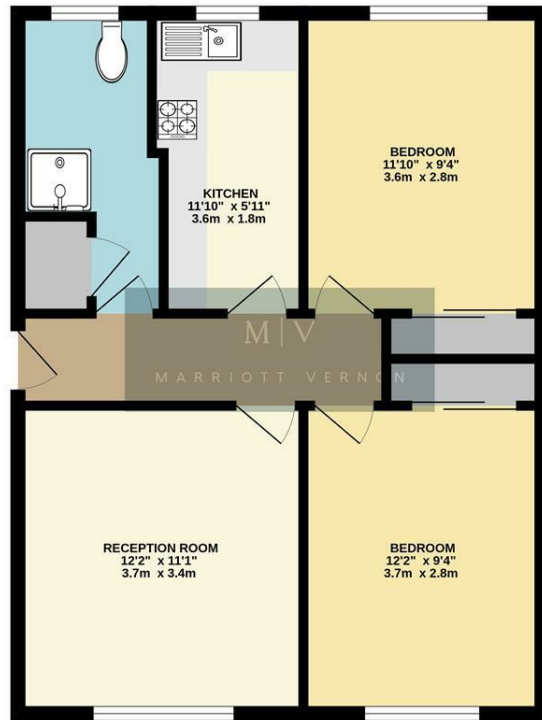




at first.
MAKEUP

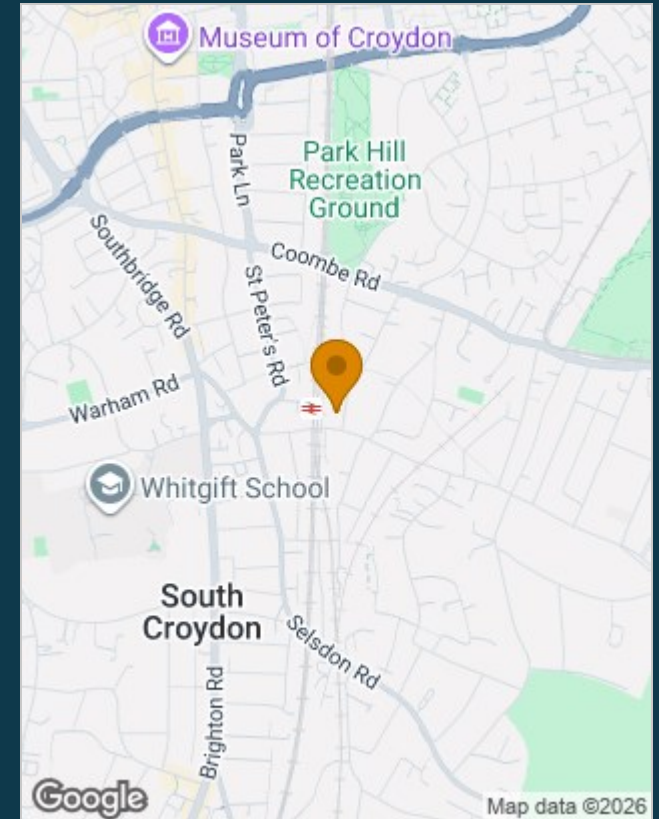
Floor Plans

GROUND FLOOR



TOTAL FLOOR AREA: 564sq.ft. (52.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(69-80) C		70	74
(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.