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MARRIOTT VERNON

ESTATE AGENTS



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

Offers in excess of £300,000





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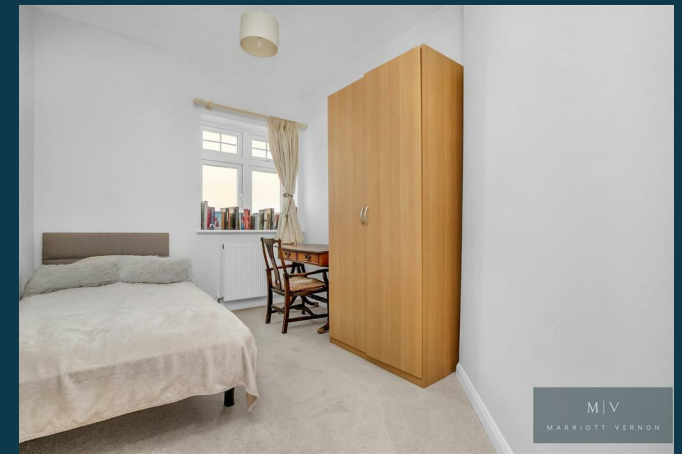
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Marriott Vernon present to the market this well presented and neutrally decorated two bedroom first floor apartment with two private balconies and gated off street parking, set within a popular purpose built block close to transport links and amenities. The property, offered to the market with no onward chain, provides light and spacious accommodation with modern interiors throughout - the perfect blend of comfort and convenience for a modern lifestyle. Features include a secure private storage unit in the building, resident's lift, generous open plan reception/kitchen with breakfast bar, modern bathroom, inbuilt storage, gas central heating, double glazing, security entry phone and resident's lift access.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen - ideal for entertaining, relaxing and dining - with double doors onto a balcony. The modern kitchen has been upgraded by the current owner and 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 bedrooms - with balcony to the larger room along with bathroom.

The property is superbly located within easy access of South Croydon station offering superb 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.

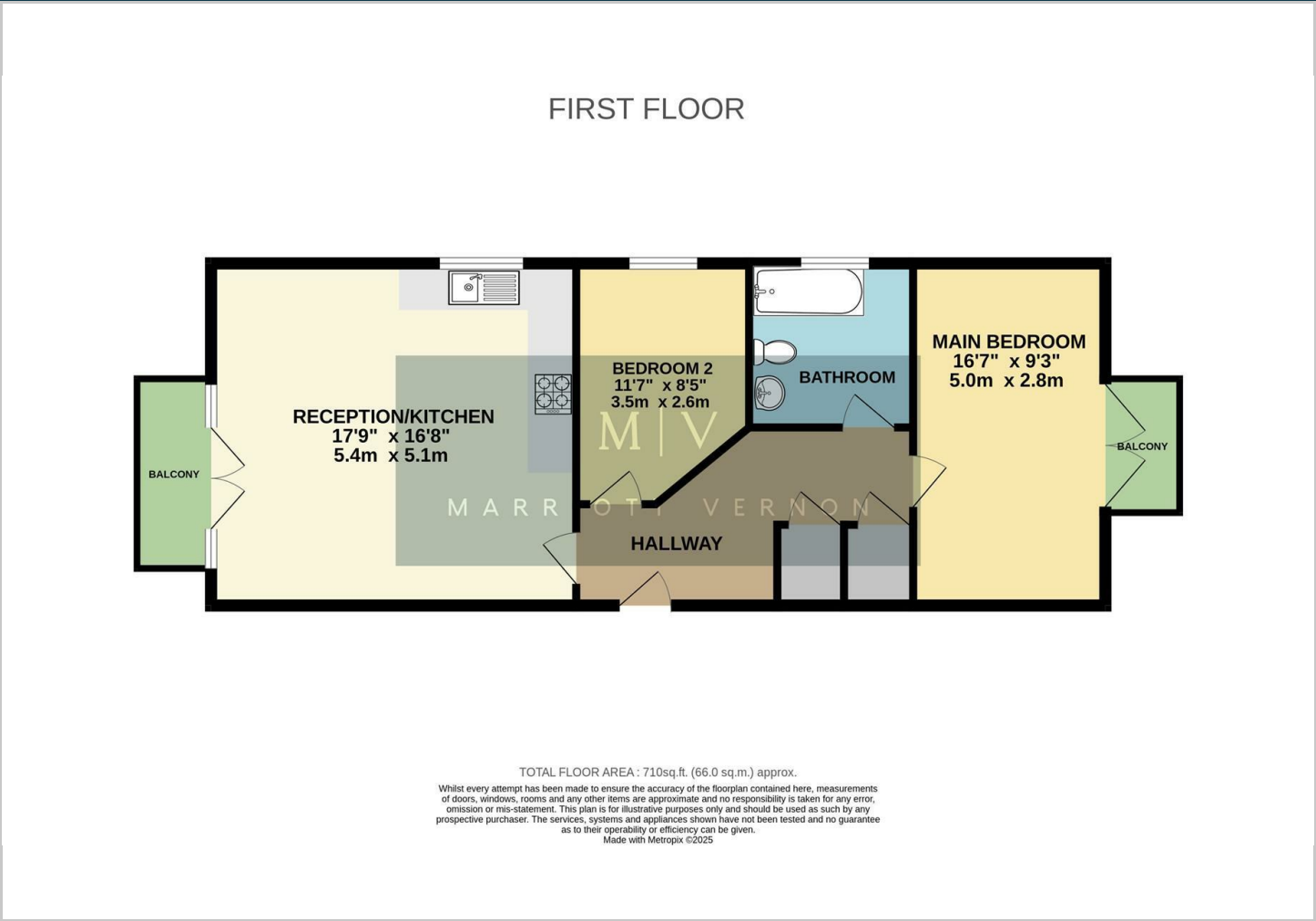
Viewings are highly recommended.







Floor Plans

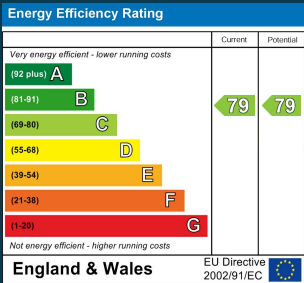


Location Map



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.