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MARRIOTT VERNON

ESTATE AGENTS

10 Engadine Close, Croydon, CR0 5UU

£1,150 Per month









# 10 Engadine

Croydon, CR0 5UU

Well Presented One Bedroom First Floor Flat  
Modern Interiors and Neutral Finish  
Separate Well Equipped Kitchen  
Inbuilt Storage  
Attractive Communal Gardens

Sought After Park Hill Location  
Bright and Spacious Reception Room  
Bathroom with White Suite  
Permit Parking  
Close to East Croydon Station and Town Centre

Marriott Vernon present to the market this well presented one bedroom first floor flat with parking permit and attractive communal gardens, ideally situated in the sought after Park Hill area just a short walk from East Croydon station (0.7 mile walk) . The property offer light and airy accommodation with modern interiors and neutral finish throughout. Features include a generous reception room, separate well equipped kitchen, bathroom, electric heating, double glazing, useful inbuilt storage and parking permit.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with space for relaxing and dining. The adjoining 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 storage, plus a bathroom with white three piece suite.

The property is superbly located within just a short walk of East Croydon station with excellent connections into Central London as well as to Gatwick Airport and the South Coast. Croydon's Tramlink service also offers connects Wimbledon and Beckenham. Croydon town centre is close-by offering a huge selection of branded shopping, bars, restaurants and leisure facilities.

Viewings are highly recommended.

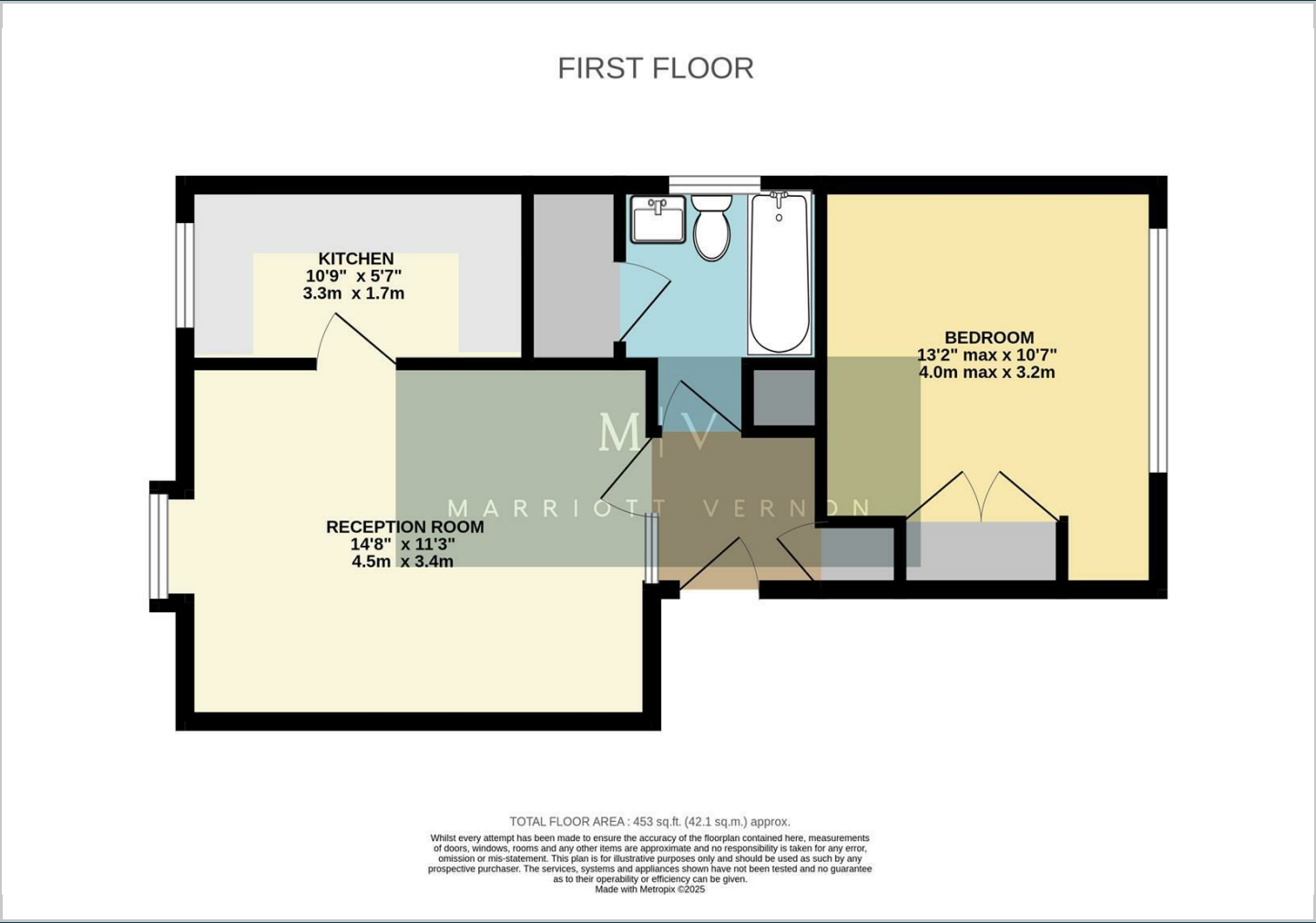
£1,150 Per month







Floor Plans



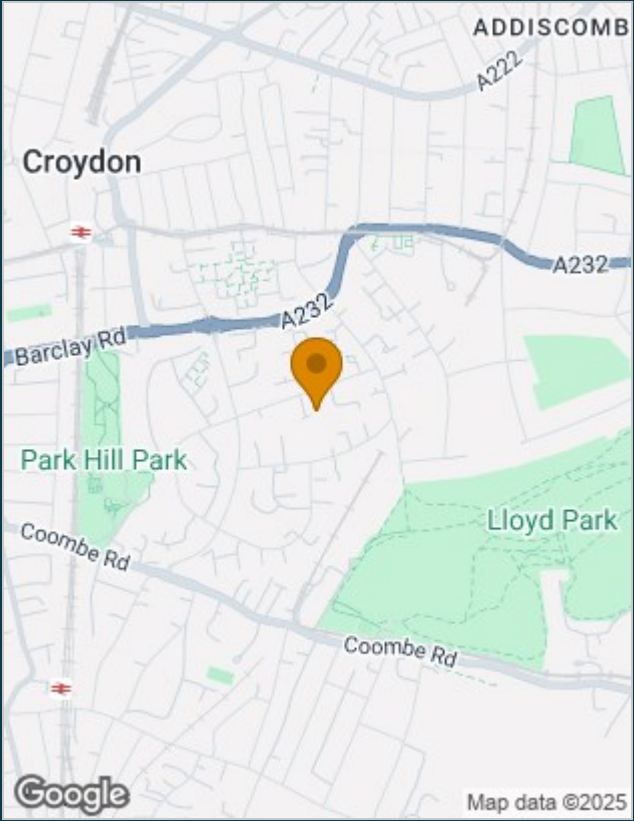
Viewing

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.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC