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MARRIOTT VERNON  
ESTATE AGENTS



45C Blackhorse Lane, Croydon, CR0 6RT  
£1,400 Per month



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# 45C Blackhorse

Croydon, CR0 6RT

Well Presented Two Bedroom Ground Floor Flat

Modern Interiors and Neutral Finish

Well Equipped Kitchen

Access to Low Maintenance Garden

Moments from Blackhorse Tram

Convenient Addiscombe Location

Light and Spacious Reception Room

Modern Bathroom

Gas Central Heating and Double Glazing

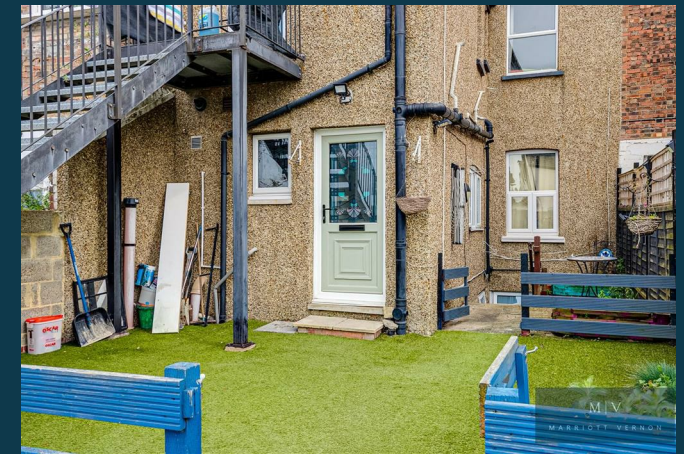
Easy Access Shops and Amenities

Marriott Vernon present to the market this well presented two bedroom ground floor flat with access to low maintenance garden, conveniently situated in a residential location moments from Blackhorse Lane Tram and an array of local amenities in nearby Lower Addiscombe Road. The property offers bright, well planned accommodation with modern interiors and neutral decor throughout. Features include a generous reception room, separate well equipped kitchen, modern bathroom, gas central heating and double glazing.

Accommodation comprises own entrance leading into the kitchen, comprising a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and oven, and further space for appliances. The kitchen opens through to a bright reception/dining room with ample space for relaxing and dining. There are two well sized double bedrooms and a bathroom with modern suite.

The property is conveniently located close to numerous regular bus routes providing links to railway stations at nearby Selhurst, West and East Croydon. Tramlink at Blackhorse Lane is literally on the doorstep, providing excellent connections to Croydon, Wimbledon and Beckenham. Lower Addiscombe Road is just a short walk away providing an array of local shops including cafes, supermarkets, butcher, and greengrocer, with Croydon itself offering a wider variety of shops, bars, restaurants and leisure facilities. The area is well served by good local schools.

Viewings are highly recommended.



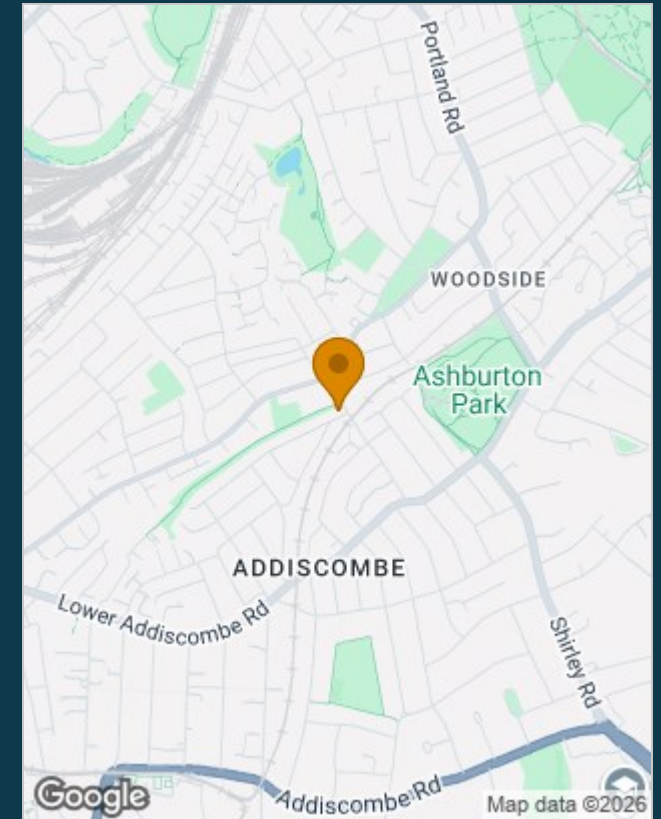




## Floor Plans



## Location Map



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

## 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.