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MARRIOTT VERNON  
ESTATE AGENTS



45B Blackhorse Lane, Croydon, CR0 6RT

£1,000 Per month



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# 45B Blackhorse

## Croydon, CR0 6RT

Spacious Lower Ground Floor Studio Flat  
Generous 26'7 Studio Room  
Bathroom  
Residents Parking

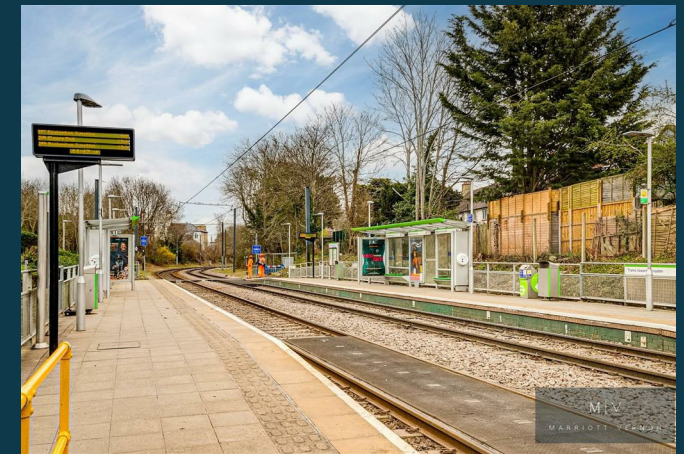
Popular Residential Area  
Separate Eat-In Kitchen/Diner  
Private External Patio Area  
Moments from Tramlink Serving East Croydon Station

Close to Shops and Amenities

Marriott Vernon are delighted to offer to the market this spacious lower ground floor studio flat with residents parking and small external patio area, ideally situated within easy reach of transport links and local amenities. The property offers generously sized, well planned accommodation with neutral interiors throughout, including a 26'7 studio room, separate well equipped eat-in kitchen/diner, and bathroom. Further features include gas central heating and double glazing.

The property is superbly located moments from Tramlink at Blackhorse Lane, as well as regular bus routes providing excellent fast and frequent links to East Croydon station and Croydon town centre, and neighbouring Elmers End. Lower Addiscombe Road is just a short walk away providing an array of local shops including cafes, supermarkets and amenities, with Croydon itself close-by offering a wider variety of shops, bars, restaurants and leisure facilities.

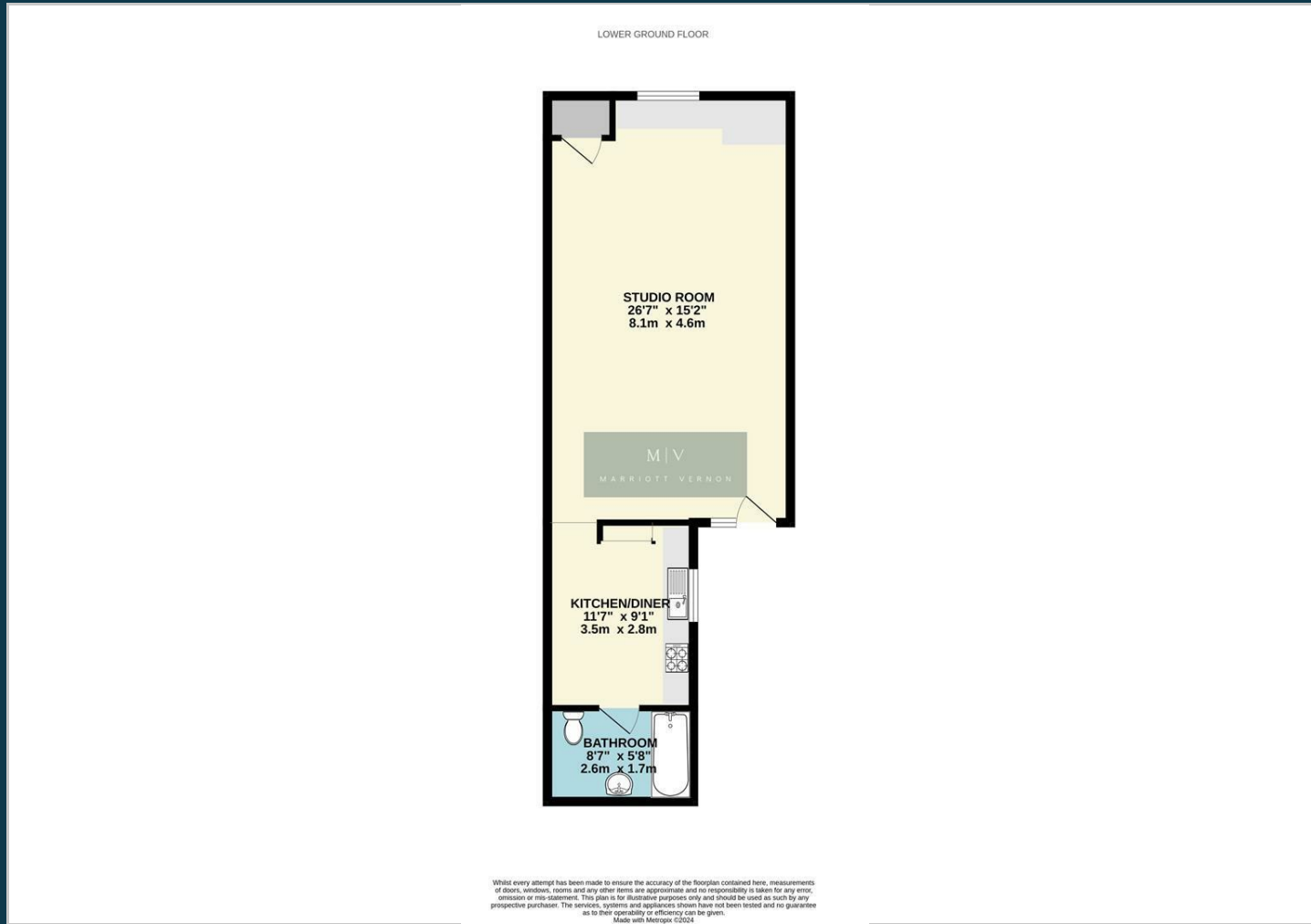
Viewings are highly recommended.



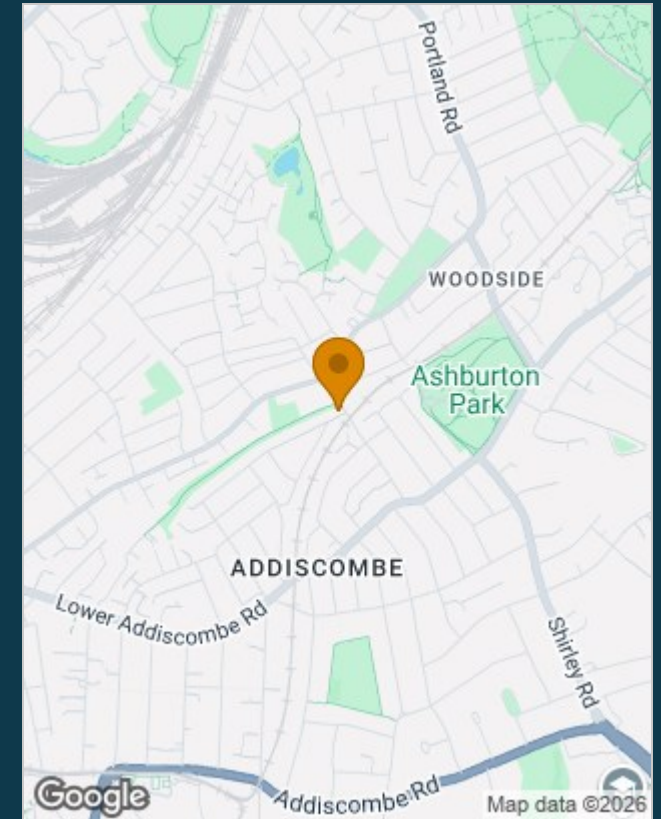




## Floor Plans



## 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.

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>		73	78
(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	

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.