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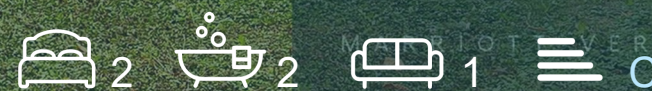
MARRIOTT VERNON

ESTATE AGENTS



Flat 2, 28 Normanton Road, South Croydon, CR2 7AZ

Guide price £325,000



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Marriott Vernon present to the market this well presented two double bedroom ground floor apartment with large private patio and allocated parking, ideally situated in a popular residential road close to South Croydon station and amenities. The property has been beautifully maintained and appointed by the current owners, offering bright and spacious accommodation with stylish interiors and quality finish throughout - ideal for homeowner or investor alike. Features include a beautiful open plan kitchen/reception, modern family bathroom, principal en-suite, ample inbuilt storage, double glazing and quality floor coverings.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with direct access onto the delightful private balcony and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with quartz work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, with en-suite shower to the principal bedroom, plus a stylish family bathroom with white three piece suite and elegant tiling.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station. 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 within easy reach for a diverse selection of bars and restaurants. The area is well served by excellent local schools, as well as lovely open spaces.



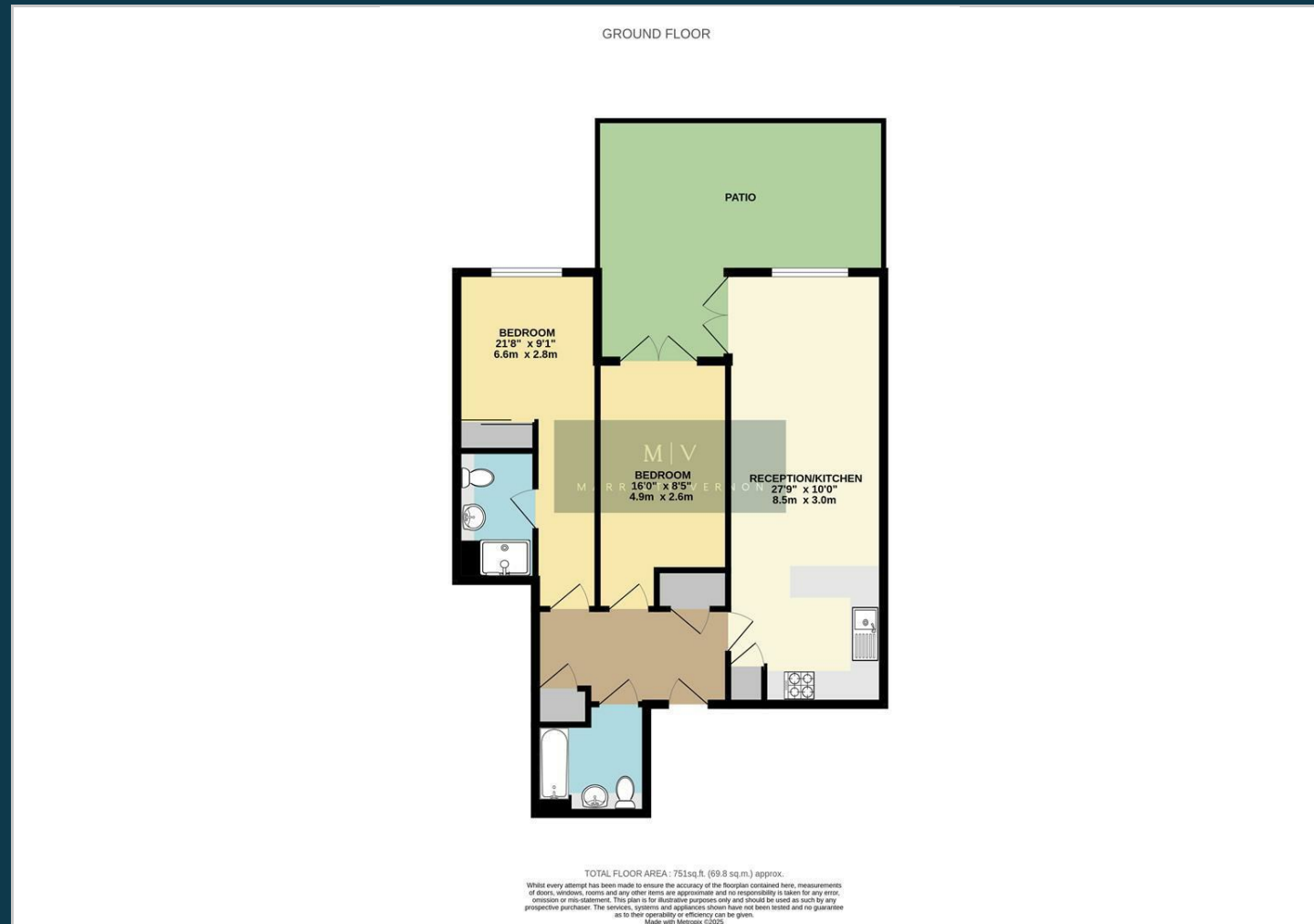




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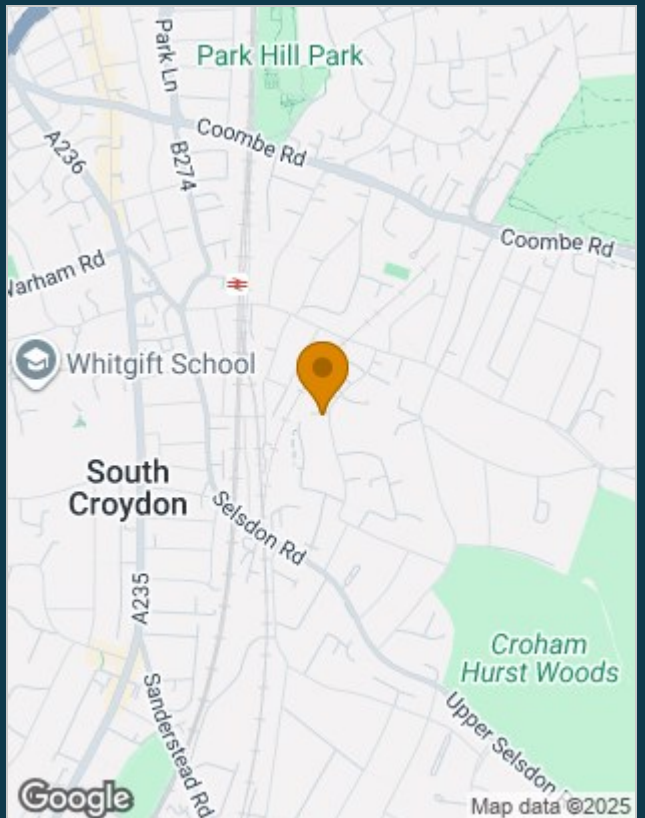
Floor Plans



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.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

