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MARRIOTT VERNON

ESTATE AGENTS

2 Purley Way, Croydon, CR0 3FA

Guide price £300,000-£325,000

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Marriott Vernon present to the market this stunning two double bedroom second floor flat with private balcony overlooking attractive communal gardens, ideally situated in a popular modern development (built 2019) close to transport links and amenities. The property offers beautifully presented living space, with stylish interiors and neutral decor throughout - the perfect blend of comfort and convenience for a modern lifestyle. Features include a bright and spacious reception/kitchen, modern bathroom, principal en-suite, inbuilt storage, heat pump system, double glazing and 989 year lease.

Accommodation comprises entrance hall with inbuilt storage, leading into the generous open plan reception/kitchen with ample space for relaxing, entertaining and dining, and door out onto the balcony. The kitchen area comprises a modern range of matching wall and base units with 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 to the principal bedroom, plus a family bathroom with white suite.

The property is conveniently located within a short walk of Amepere Way and Therapia Lane Tramlink stations with useful connections into Croydon town centre and East Croydon mainline station, as well as Wimbledon and Beckenham. Regular bus routes also provide useful links into Central Croydon. Croydon itself offers a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and further leisure facilities.

Viewings are highly recommended.

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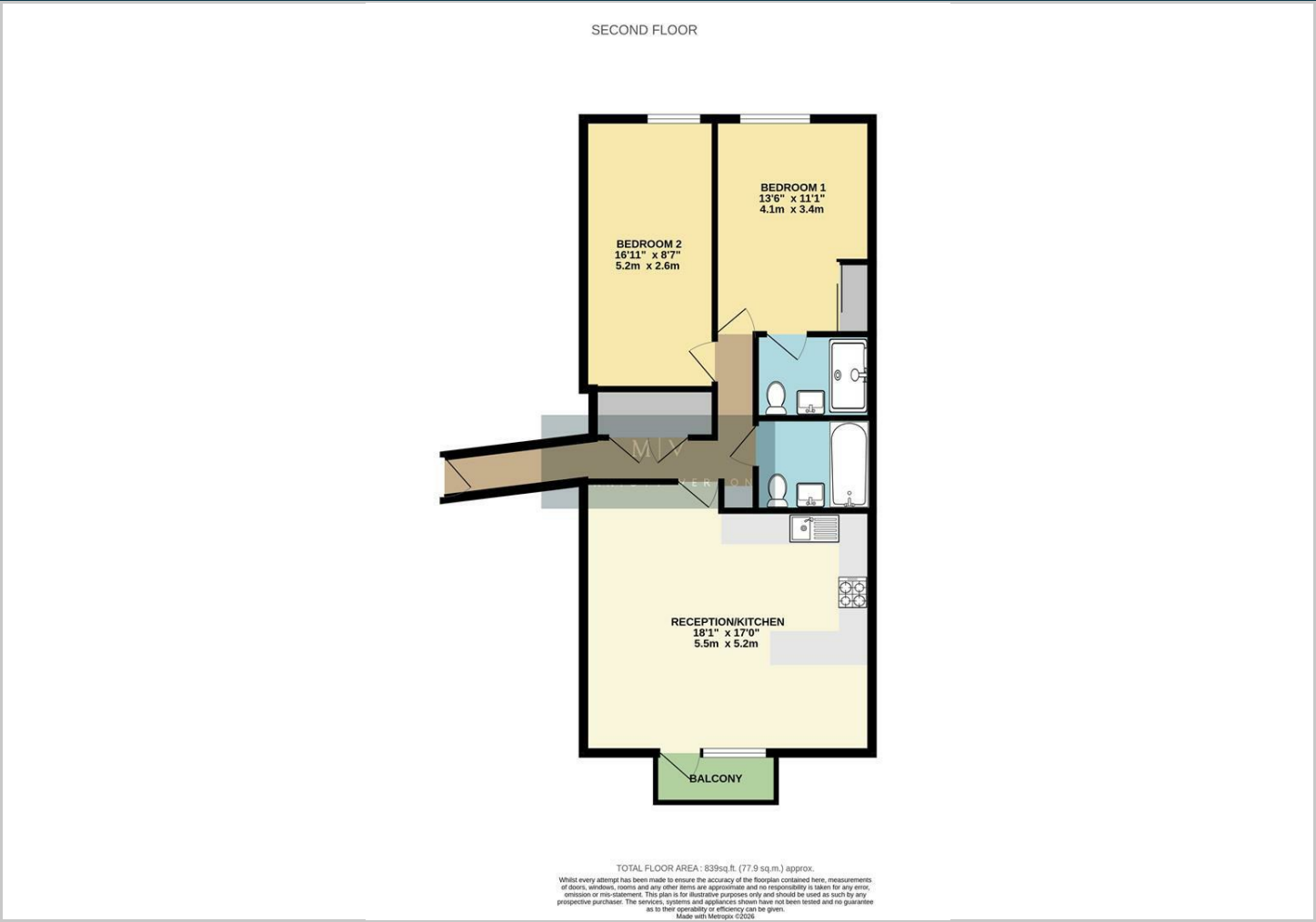




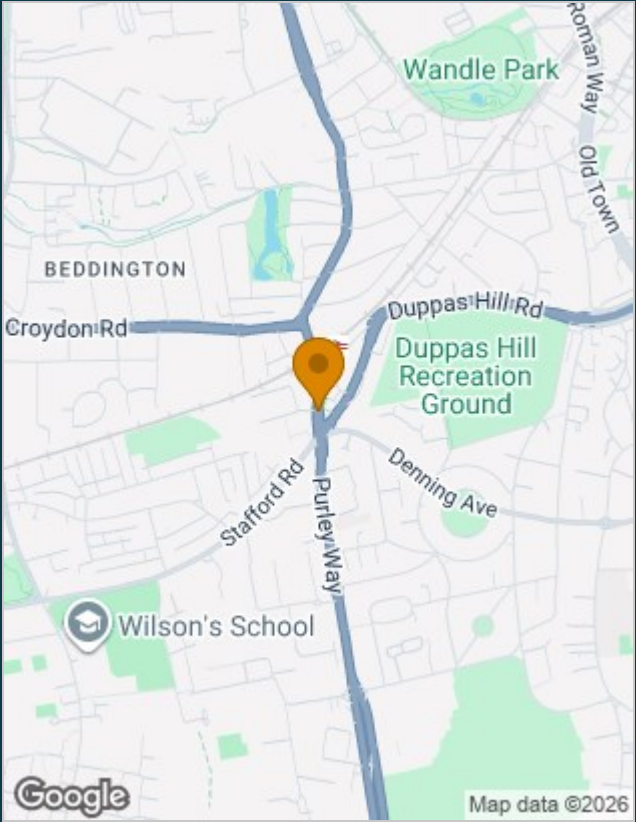
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Floor Plans



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	