

M | V

MARRIOTT VERNON

ESTATE AGENTS

Flat 17, Phyllis House Ashley Lane, Croydon, CR0 4HP

£1,850 Per month







# Flat 17, Phyllis House Ashley Lane

Croydon, CR0 4HP

Marriott Vernon presents to the market this refurbished two/three bedroom purpose built flat situated in a quiet cul-de-sac. The property offers bright accommodation in excellent condition throughout having just been modernised throughout to include a new kitchen and bathroom.

Features include a generous reception room with modern fitted kitchen, two good sized bedrooms with additional third bedroom/second reception room and contemporary bathroom. Benefits include double glazing, gas central heating, garage en-bloc and communal gardens.

The property is conveniently located within a short distance of Waddon and South Croydon stations as well as regular bus routes providing 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, and Tramlink connections to Beckenham and Wimbledon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and further leisure facilities. The area is also well served by open spaces.

Viewings are highly recommended.

£1,850 Per month



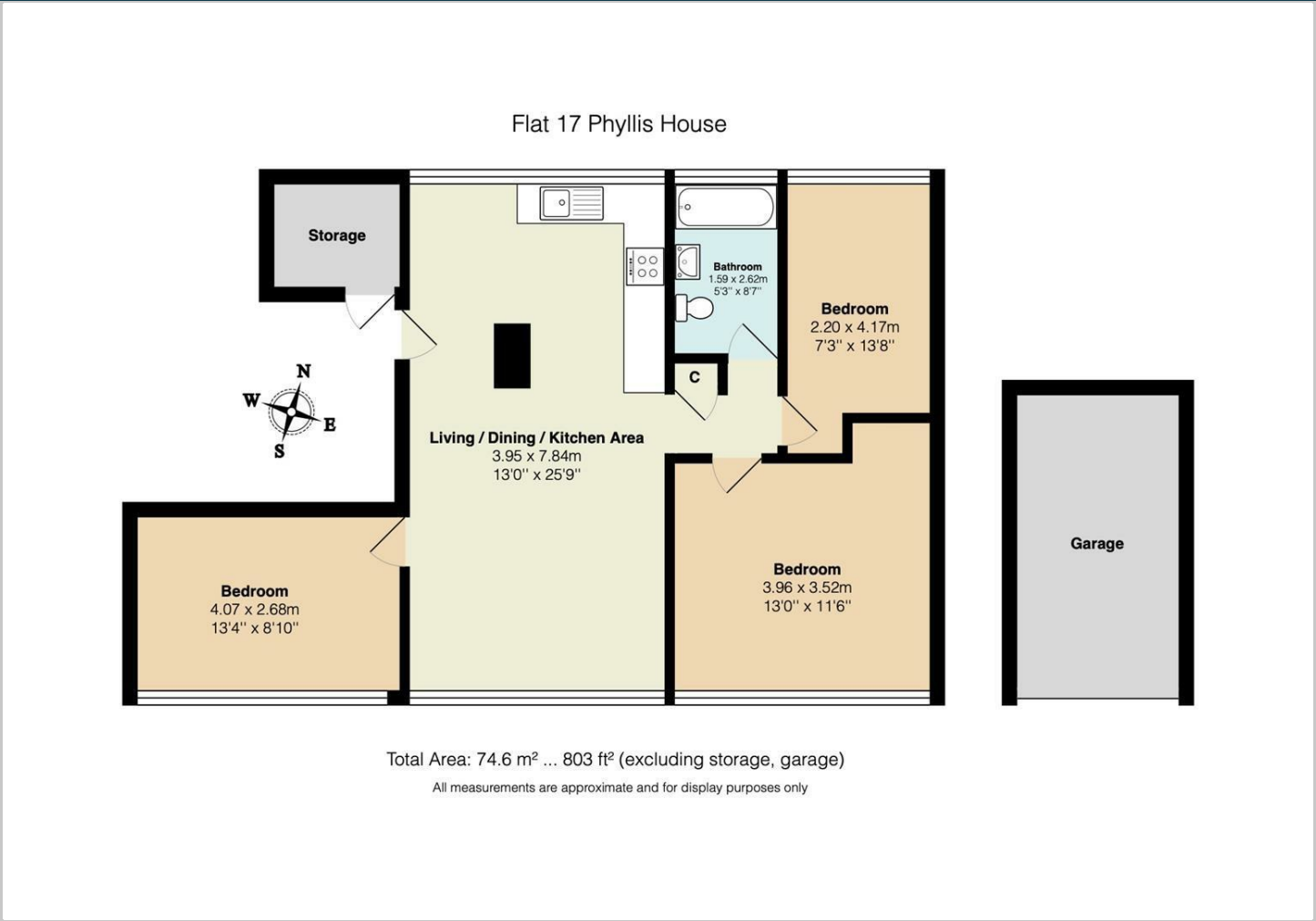








Floor Plans

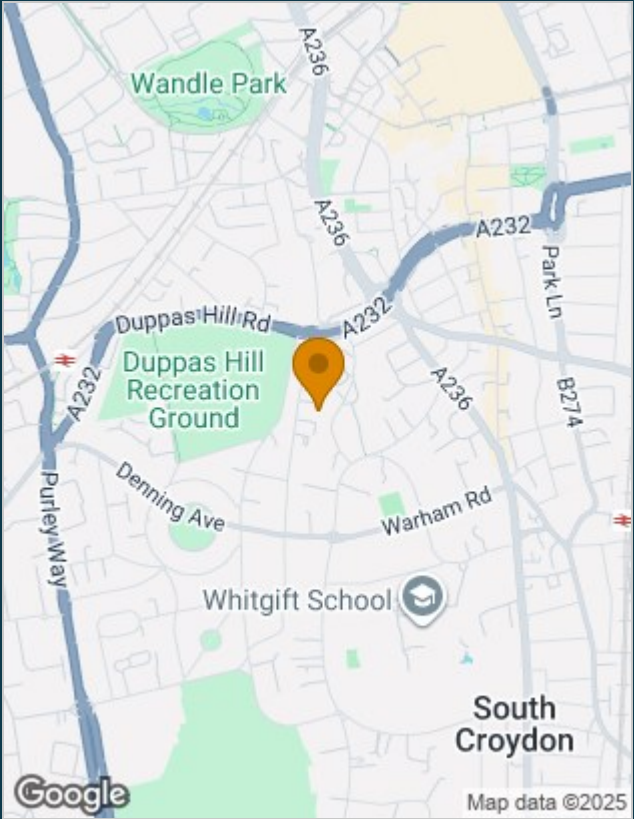


Viewing

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.

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		