

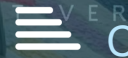
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MARRIOTT VERNON
ESTATE AGENTS



18 Maybourne Grange Turnpike Link, Croydon, CR0 5NH

Guide price £300,000-£325,000



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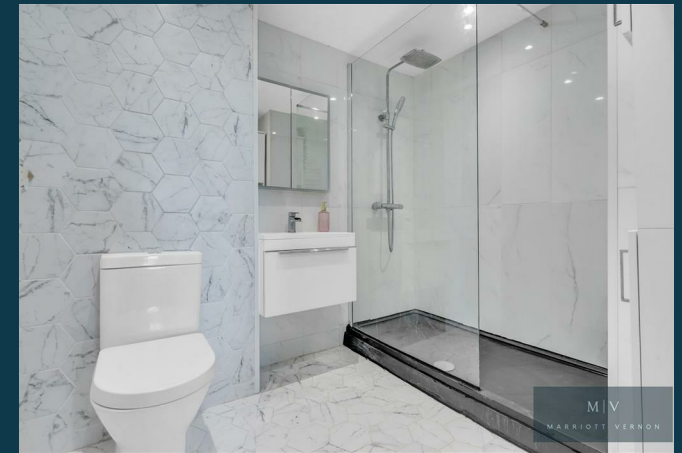
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Marriott Vernon present to the market this stunning two bedroom third floor apartment with private balcony, allocated parking and communal gardens, superbly situated on the highly sought after Park Hill development just a short walk from East Croydon station, Tramlink and town centre amenities. The property has been beautifully upgrade and refurbished, offering light and spacious accommodation finished to a high specification with stylish interiors and modern design. Features include an impressive open plan dual aspect reception/kitchen, stylish fully renovated shower room, gas central heating, double glazing, quality floor coverings, ample inbuilt storage and video entry phone. The property further benefits from share of the freehold.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with direct access onto the delightful enclosed private balcony and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor, wall mounted electric oven, and further space for appliances. There are two well sized double bedrooms, plus a stylish shower room with elegant tiling.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces including nearby Park Hill Park, as well as good local schools including Park Hill School.

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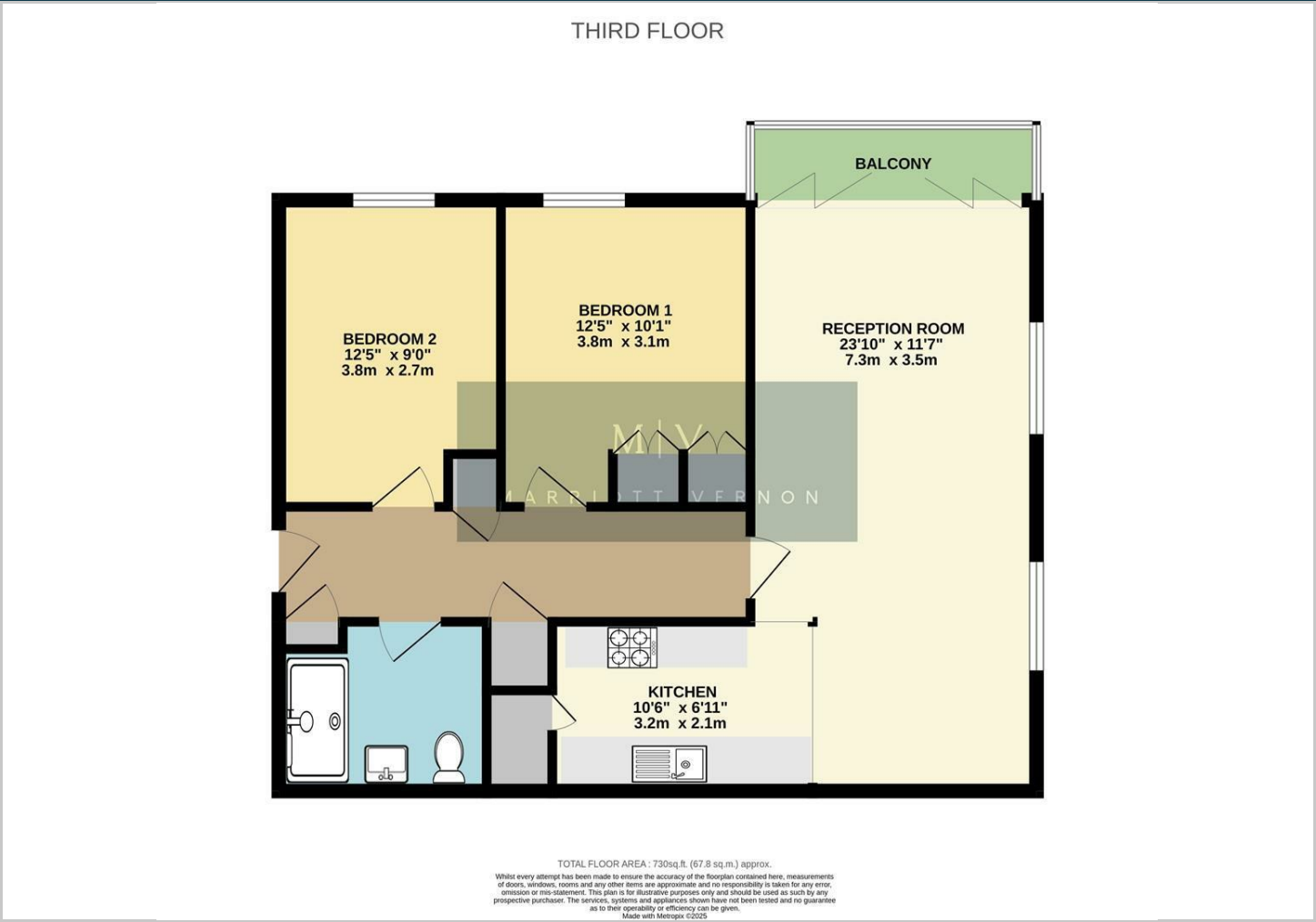




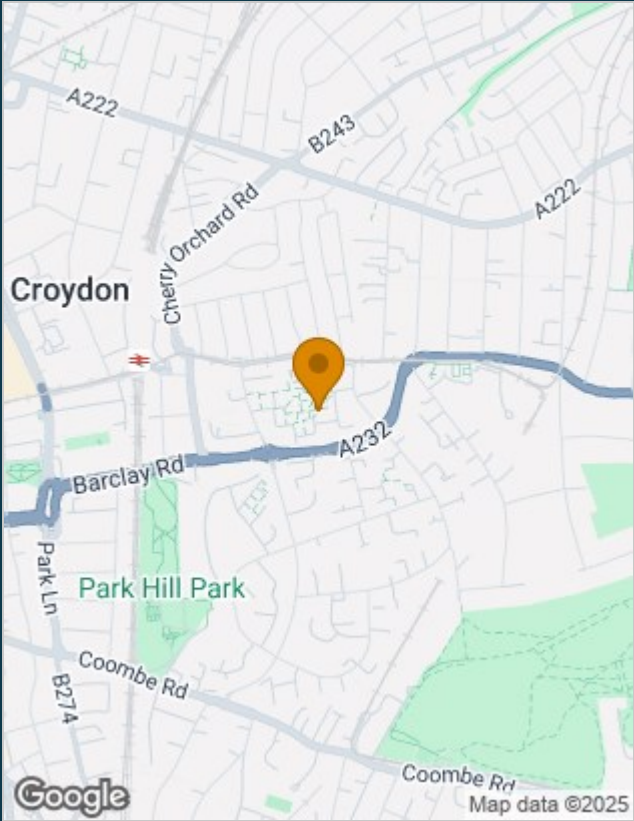
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Floor Plans



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	

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.