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MARRIOTT VERNON  
ESTATE AGENTS

21 Maybourne Grange Turnpike Link, Croydon, CR0 5NH

£1,775 Per month



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£1,775 Per month

# 21 Maybourne Grange Turnpike Link

Croydon, CR0 5NH

Marriott Vernon present to the market this well proportioned three bedroom fourth floor flat, set within a popular Park Hill development just a short walk from East Croydon station and town centre amenities. The property offers bright and spacious accommodation with impressive far-reaching views, and further benefitting from allocated parking and private garage. Features include a fantastic 23' reception room, separate kitchen, bathroom and separate WC, double glazing, residents lift and secure entry.

Accommodation comprises entrance hall with generous inbuilt storage, leading into the reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There are three well sized bedrooms, plus a bathroom and adjacent separate WC.

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.

Viewings are highly recommended.







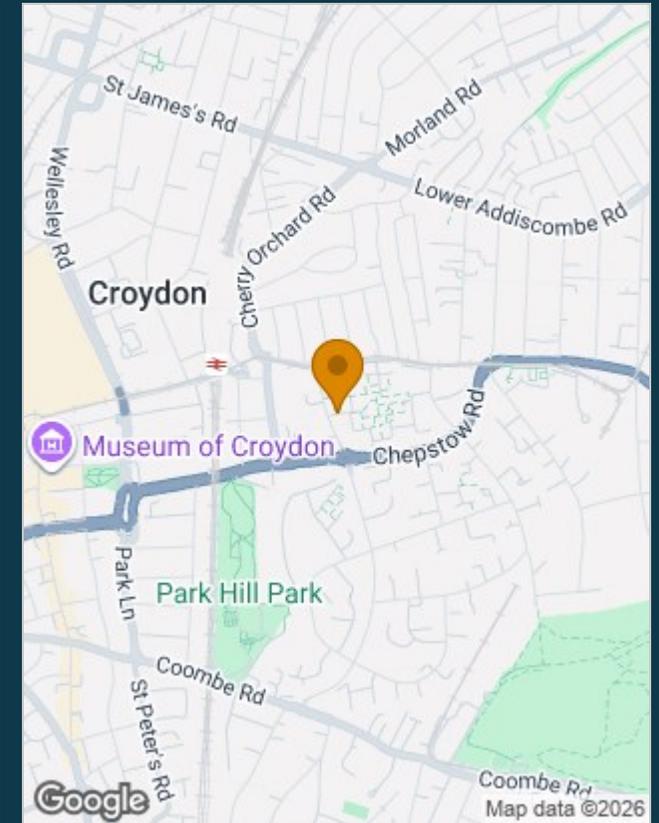
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## Floor Plans



## Location Map



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>		
(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>	67	76
	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.