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MARRIOTT VERNON
ESTATE AGENTS



25A Limes Road, Croydon, CR0 2HF

Asking price £325,000



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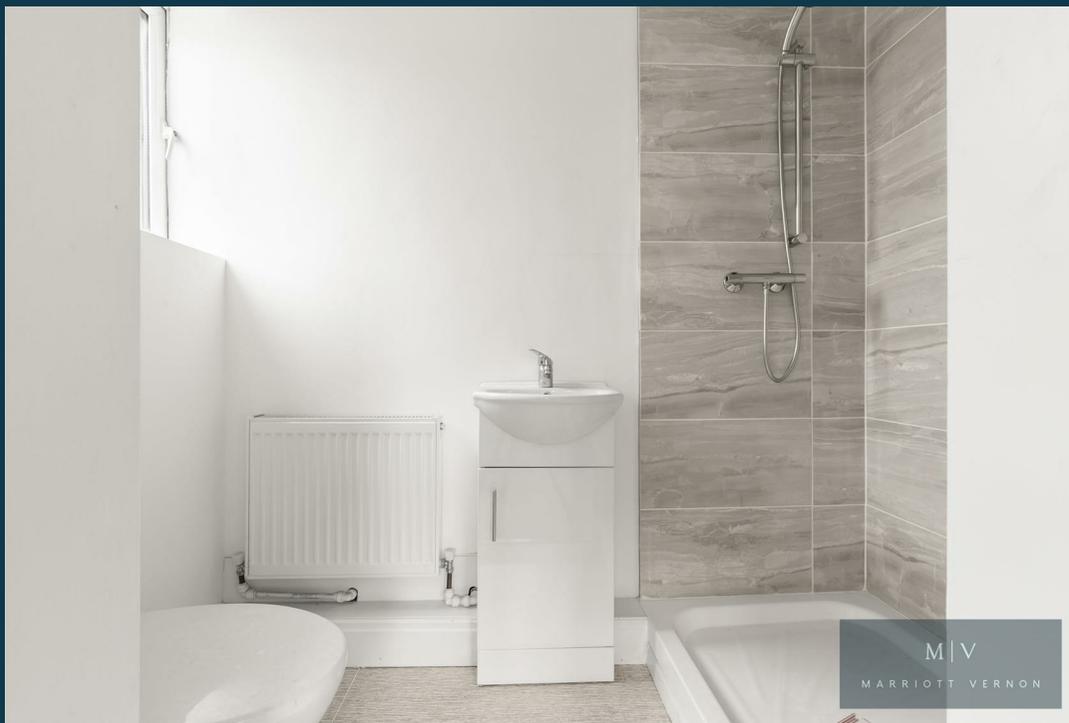
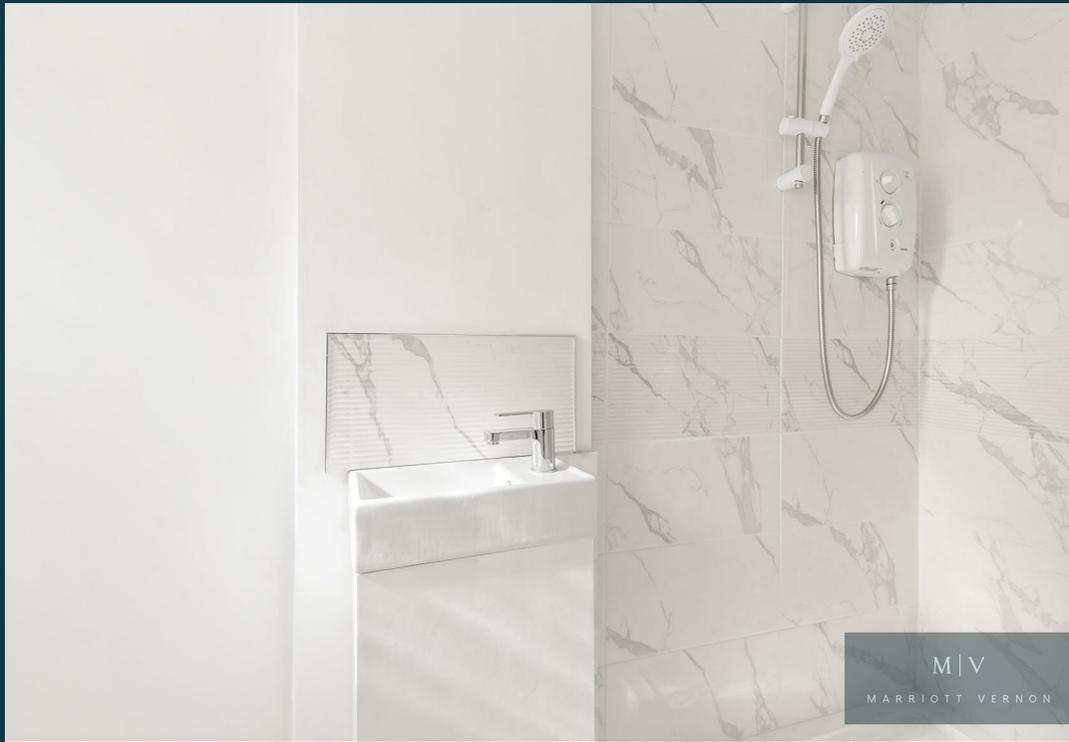
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Marriott Vernon present this fantastic opportunity to acquire this well presented detached property, finished with modern interiors and neutral decor throughout, currently divided into two separate flats, with gated driveway providing generous off street parking.

Offered to the market with no onward chain, the accommodation comprises to the ground floor, a studio apartment with private entrance, large entrance hall with modern shower room, spacious studio/kitchen with high level triple aspect windows and well equipped kitchen area. To the first floor is a one bedroom apartment with private entrance comprises a light and airy open plan kitchen/reception room with access to a bedroom and en-suite shower room.

The property is ideally located within just a short walk of East and West Croydon stations with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service is also close-by offering excellent links to Wimbledon and Beckenham. Croydon town centre is moments away, providing a huge selection of branded shopping, bars, restaurants and leisure facilities. Viewings are highly recommended.



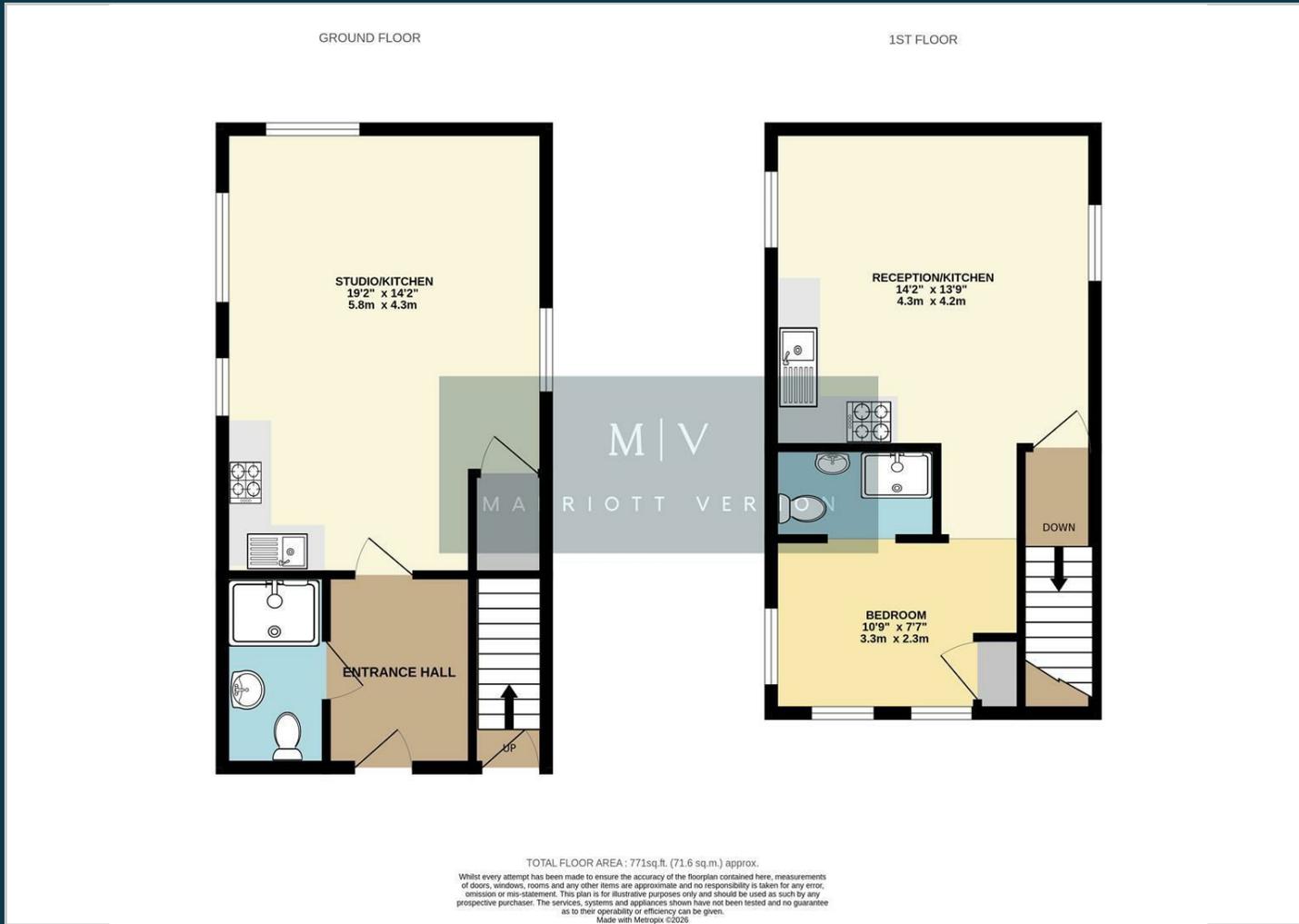




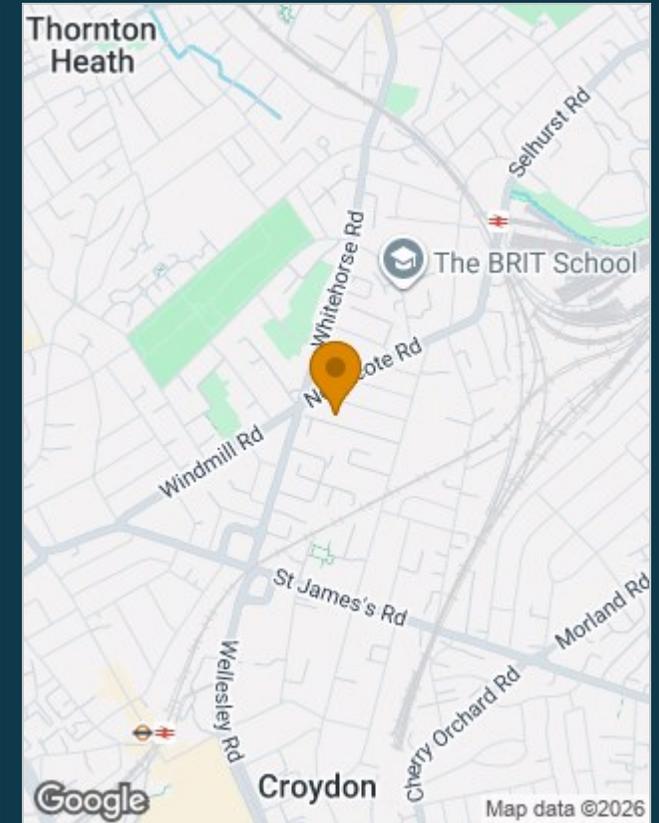
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MARRIOTT VERNON

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.