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MARRIOTT VERNON
ESTATE AGENTS

36, Harrington Court Altyre Road, Croydon, CR0 5LF

Asking price £215,000



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Marriott Vernon present to the market this well presented one bedroom second floor flat, set within a sought after residential block just moments from East Croydon station, Tramlink and the fantastic Box Park development. The property offers bright, well planned accommodation with modern interiors and neutral finish throughout – ideal for first time buyer or investor alike. Features include a light and airy reception room, separate well equipped kitchen, modern bathroom, gas central heating, double glazing, quality floor coverings, useful inbuilt storage, on site caretaker, secure entry phone system and lift access.

Accommodation comprises entrance hall with inbuilt storage cupboard, leading into the generous reception room with double glazed window and ample space for relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor and electric oven, and further space for appliances. There is a well sized double bedroom with inbuilt storage cupboard, and a bathroom with modern white three piece suite.

The property is superbly located within a few minutes 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, with the fashionable 'Box Park' development only moments away next to the station.

Viewings are highly recommended.



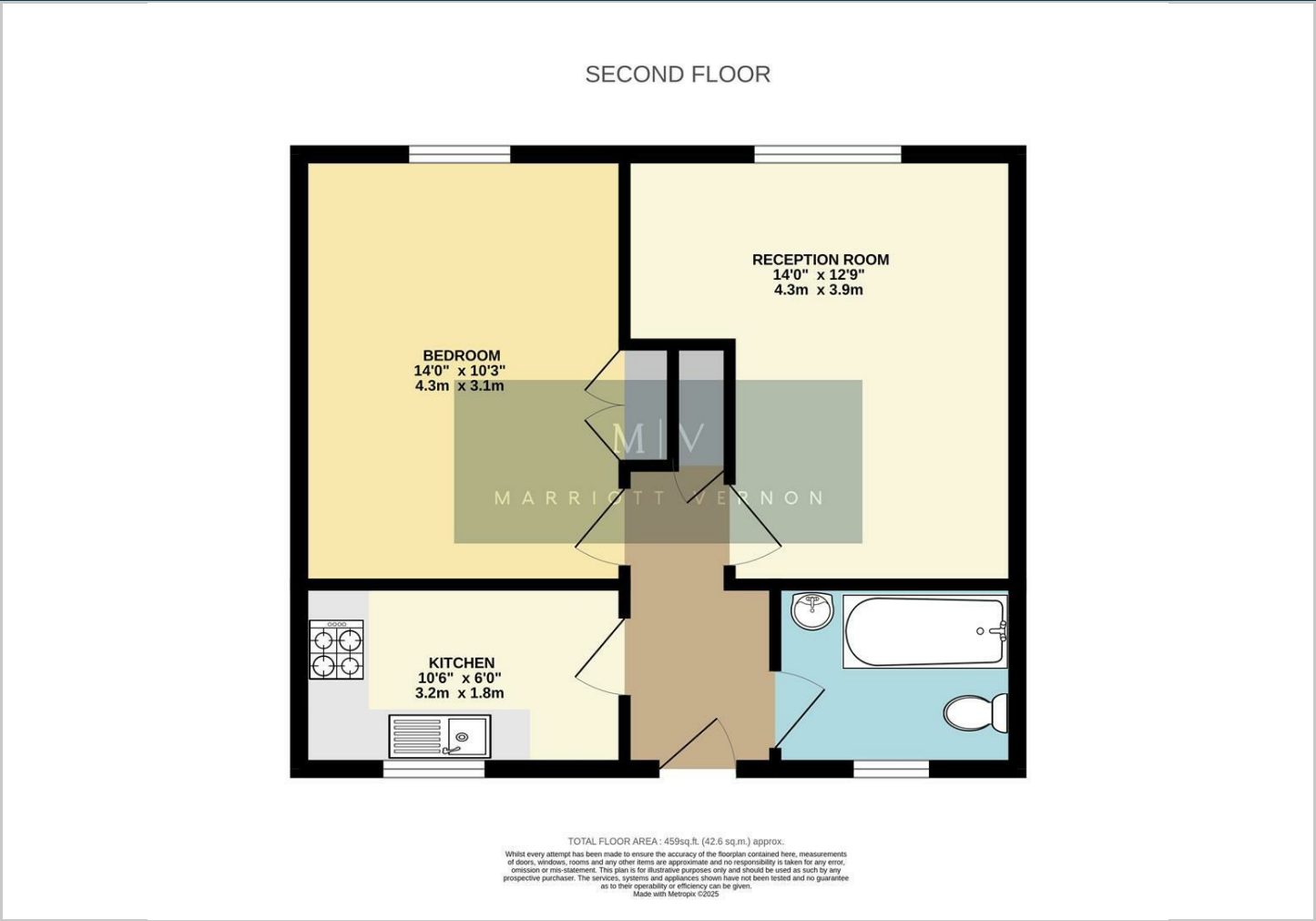




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Floor Plans



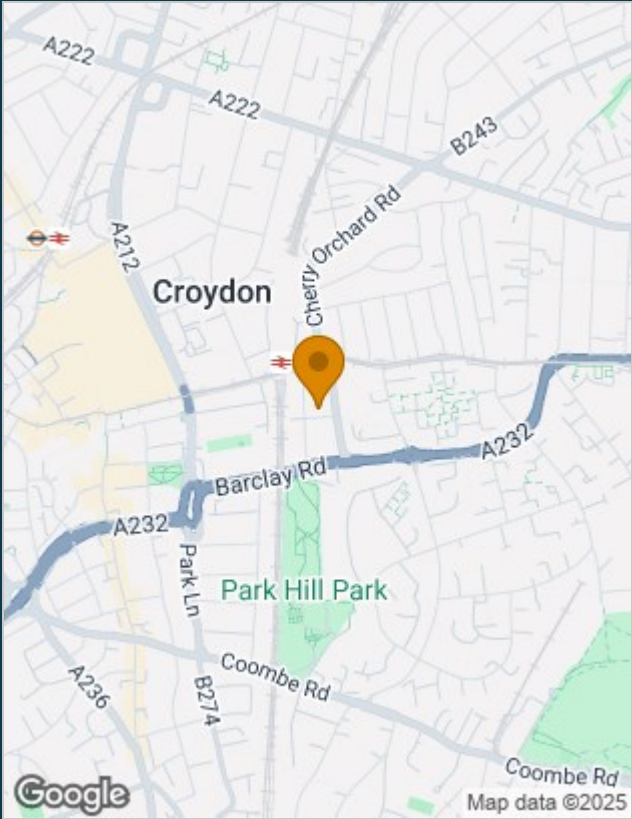
Viewing

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.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(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	