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ESTATE AGENTS

Flat 98, Vita Apartments 1 Caithness Walk, Croydon, CR0 2WD

Offers in excess of £350,000



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Immaculately presented two double bedroom, two bathroom, eighth floor apartment with private balcony, enviably located in the sought after Vita Apartments development in the heart of Croydon. Beautifully appointed to a very high standard, the property provides bright and spacious modern style living space with stylish interiors and modern design. Features include an impressive open plan reception/kitchen, family bathroom and principal en-suite, full height double glazed windows, electric heating, quality floor coverings, and long lease. The development itself further benefits from well maintained communal gardens, breathtaking roof terrace to the top floor with panoramic views, concierge services, CCTV and secure entry.

Accommodation comprises entrance leading into the open plan dual aspect reception/kitchen/diner with direct access onto the enclosed private balcony and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, with en-suite to the principal bedroom, plus a stylish family bathroom with white three piece suite and elegant tiling.

The property is superbly 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 literally on the doorstep of this excellent development, providing a huge selection of branded shopping, bars, restaurants and leisure facilities.

Viewings are strongly recommended.



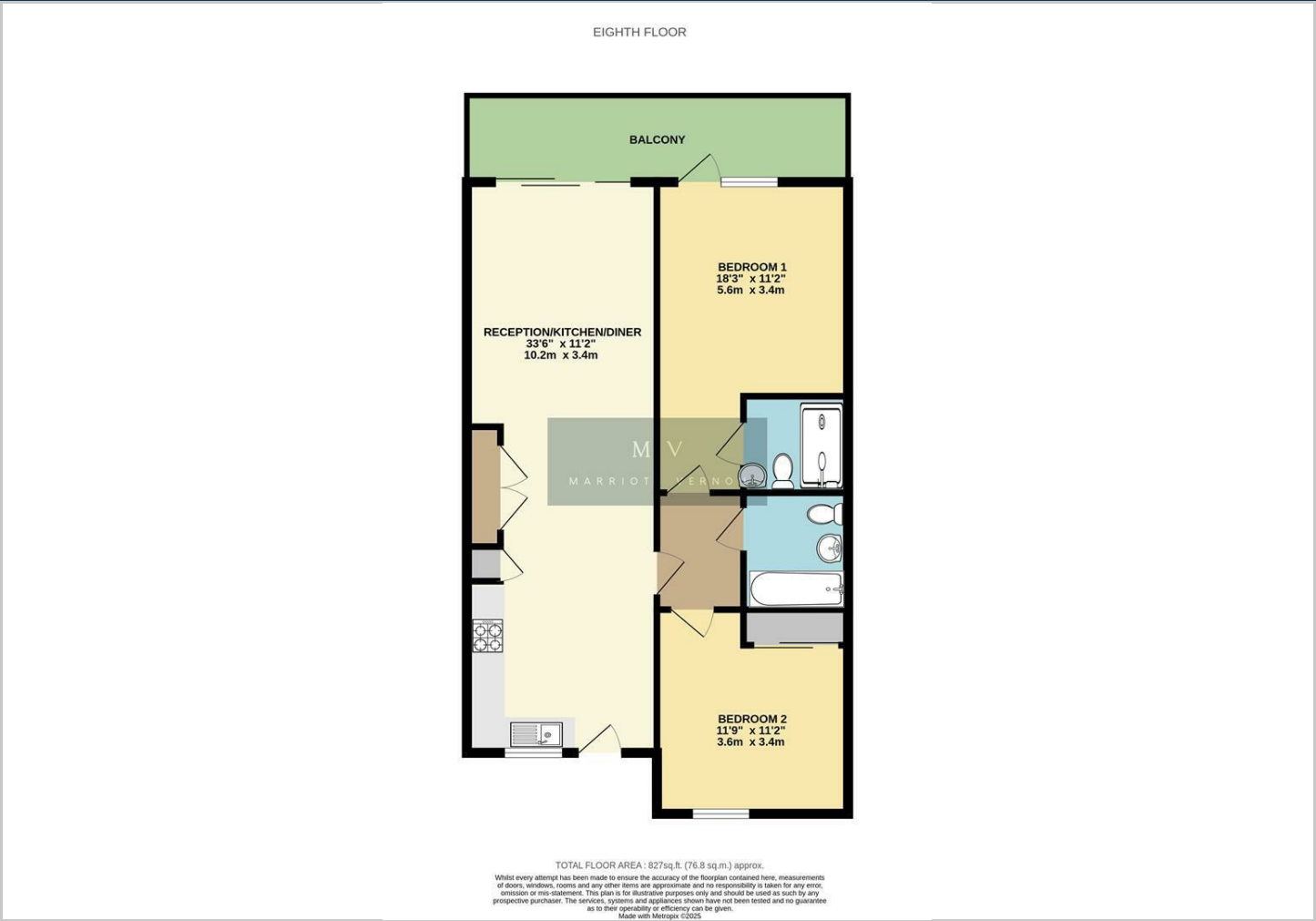




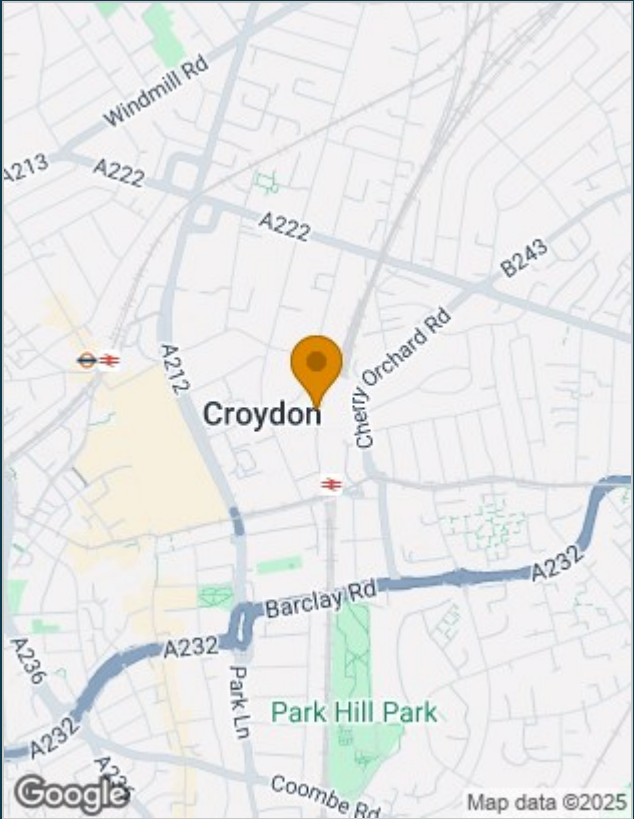
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Floor Plans



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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B	82	82
(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		