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MARRIOTT VERNON
ESTATE AGENTS



Flat 4 Chalkhurst Court 32 Lismore Road, South Croydon, CR2 7QA

Guide price £270,000



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Flat 4 Chalkhurst Court 32 Lismore Road

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Guide price £270,000

Stunning One Bedroom Apartment
Stylish Interiors and High Quality Finish
Elegant Shower Room
No Onward Chain
Close to Transport Links

Sought After Modern Development
Bright and Spacious Dual Aspect Reception/Kitchen
Delightful Communal Gardens
Share of Freehold
Moments from Shops and Amenities

Guide Price £270,000-£280,000

Marriott Vernon present to the market this stunning one bedroom first floor apartment with share of freehold, ideally located in a sought after modern development close to transport links and amenities. The property has been superbly designed and appointed, offering bright, well planned accommodation with stylish interiors and quality finish throughout. Features include a beautiful dual aspect open plan reception/kitchen, luxury shower room, heat pump air source heating, triple glazing, attractive communal gardens and no onward chain.

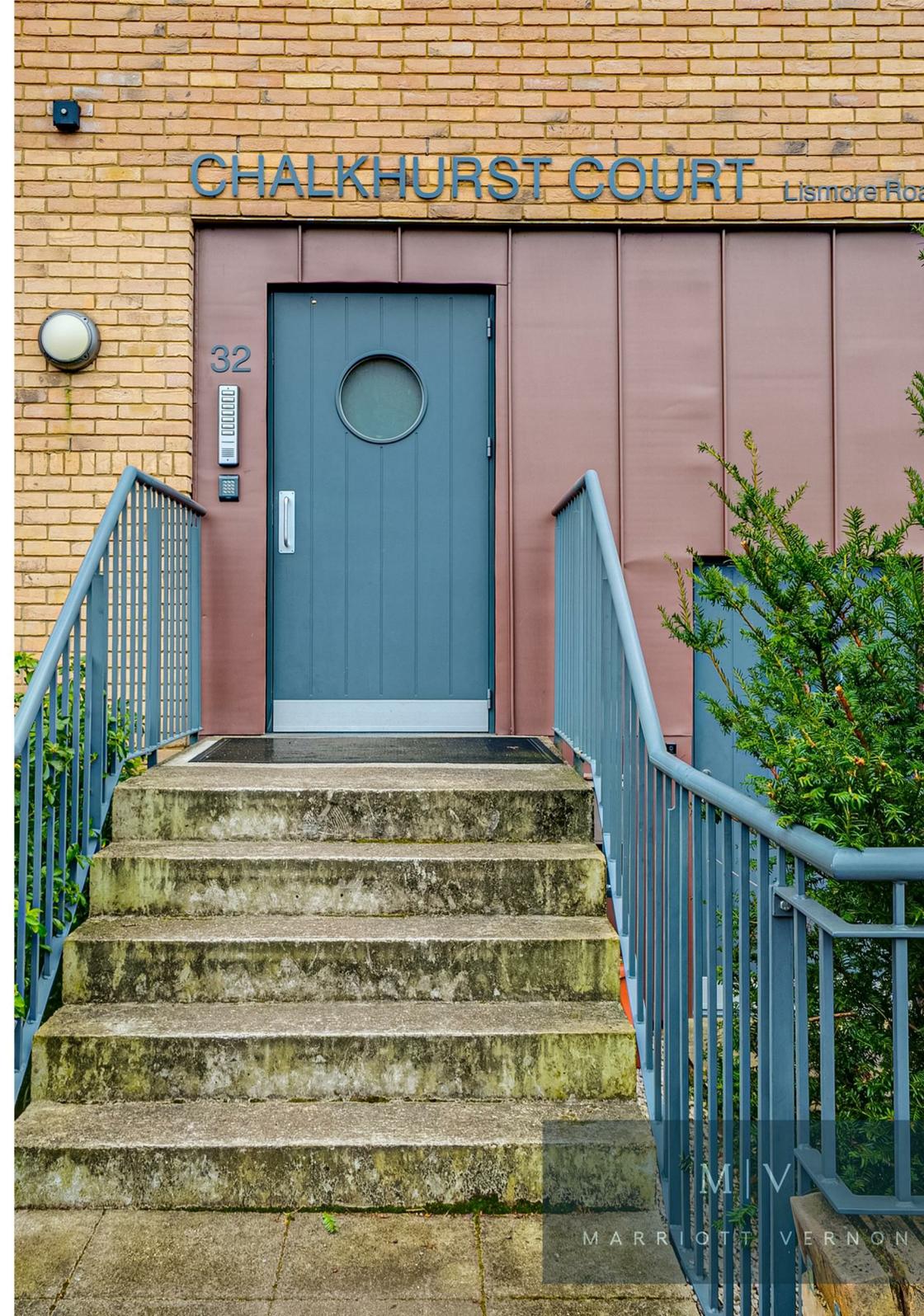
Accommodation comprises entrance hall with inbuilt storage, leading into the open plan dual aspect reception/kitchen with ample space for both relaxing and dining. The kitchen area comprises a quality range of matching wall and base units with stone work surfaces incorporating inset sink unit and range of 'Bosch' appliances. There is a well sized double bedroom, plus a stylish shower room with modern suite finished with 'Hans Grohe and Laufen' fittings.

The property is located in a tree-lined residential location close to South Croydon and Sanderstead stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is close-by for a diverse selection of bars and restaurants, with nearby Croham Hurst Woods just moments away for woodland walks and recreation.

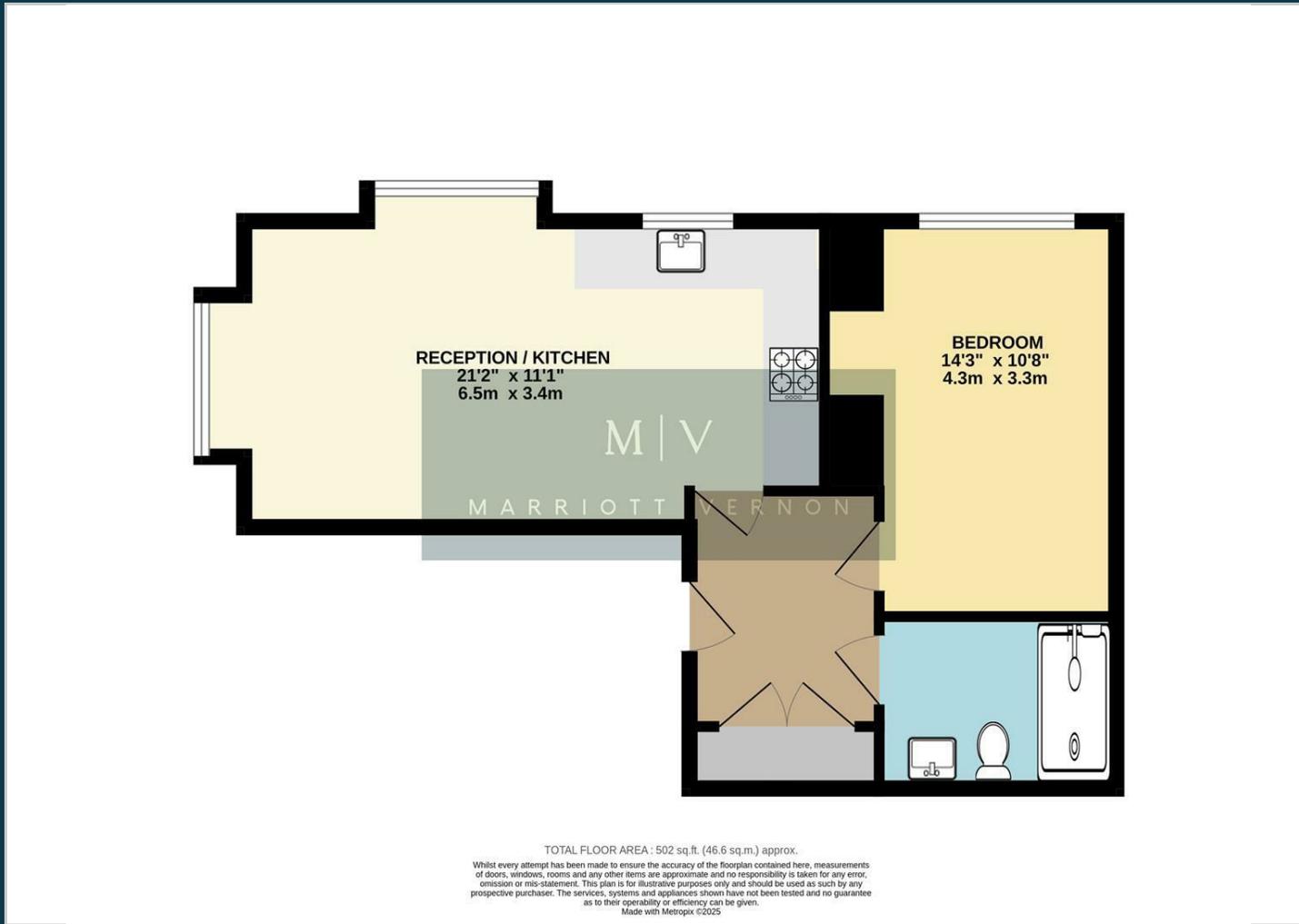
Viewings are highly recommended.



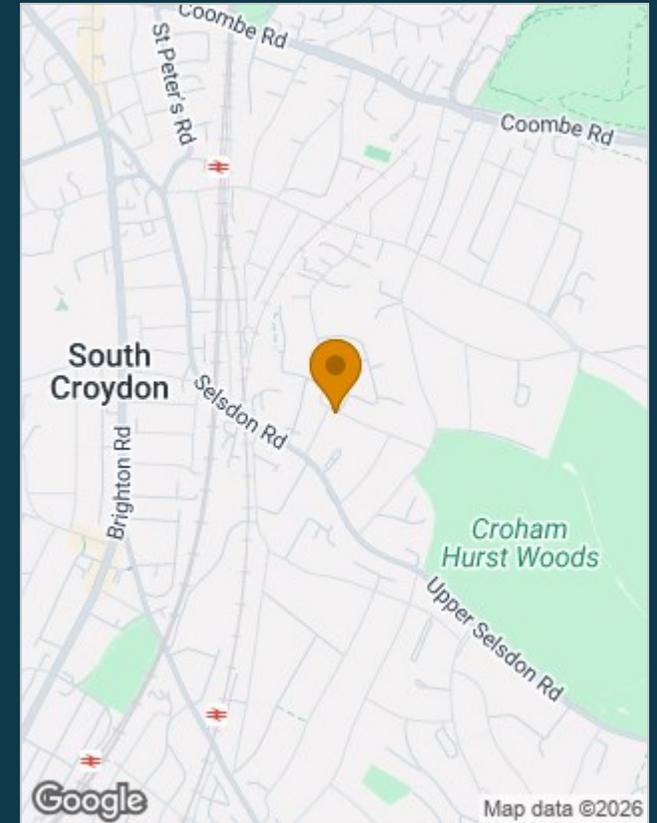




Floor Plans



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		
(92 plus) A		
(81-91) B	87	87
(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	