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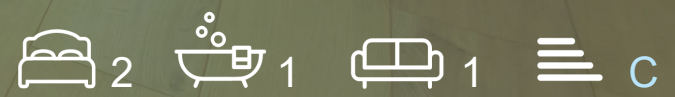
MARRIOTT VERNON

ESTATE AGENTS



52 Ladygrove, Pixton Way, Croydon, CR0 9LS

£1,550 Per month







# 52 Ladygrove, Croydon, CR0 9LS

£1,550 Per month

- |  |  |
|--|--|
| Well Presented Two Bedroom First Floor Flat          | Popular Forestdale Location              |
| Recently Updated Accommodation with Modern Interiors | Bright and Spacious Reception Room       |
| Separate Well Equipped Kitchen                       | Modern Bathroom                          |
| Garage En Bloc                                       | Unfurnished                              |
| Close to Transport Links                             | Easy Access Shops, Schools and Amenities |

Marriott Vernon present to the market this well presented two bedroom first floor flat with parking permit, ideally situated in a sought after quiet residential location on the sought after Forestdale development. Well maintained and newly updated by the current owner, the property offers bright and spacious accommodation with modern interiors throughout - the perfect blend of comfort and convenience for a modern lifestyle, just a short distance from transport links and amenities. Features include an inviting reception room, separate well equipped kitchen, modern bathroom/WC with window, gas central heating, double glazing, and neutral decor.

Accommodation comprises entrance hall leading into the generous reception room with ample space for relaxing, entertaining and dining, and door through to the separate kitchen. The kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There are two bedrooms both with inbuilt wardrobe cupboards, plus a family bathroom with white three piece suite.

The Forestdale development is conveniently located close to local amenities and regular bus routes. Tramlink at nearby Gravel Hill provides useful connections to East Croydon station and Croydon town centre, whilst Selsdon High Street is just a short distance away offering an array of shops, cafes, restaurants and amenities. The area is well served by good schools including Forestdale Primary, and wonderful open spaces including the nearby Bird Sanctuary.

Viewings are highly recommended.



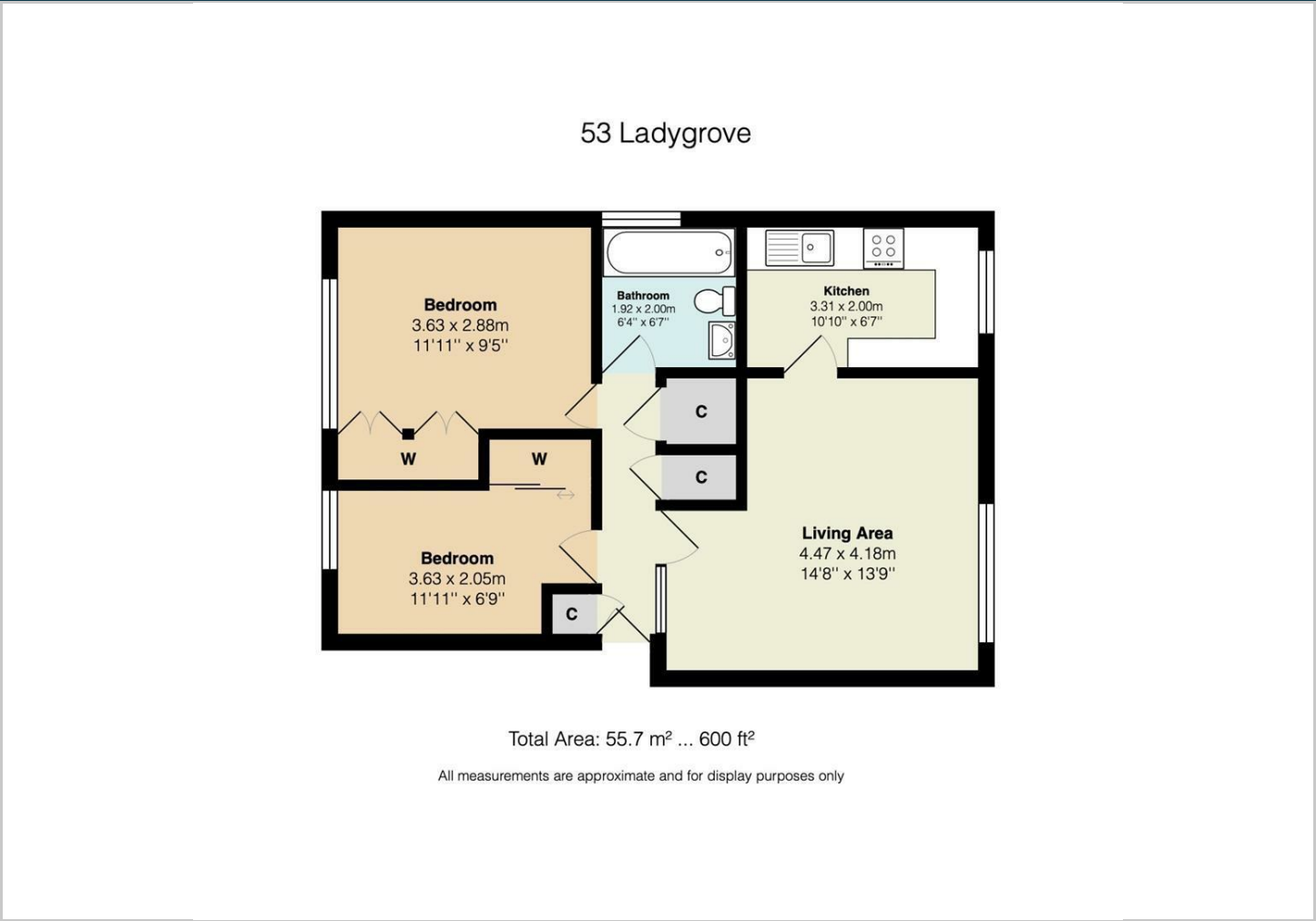








Floor Plans



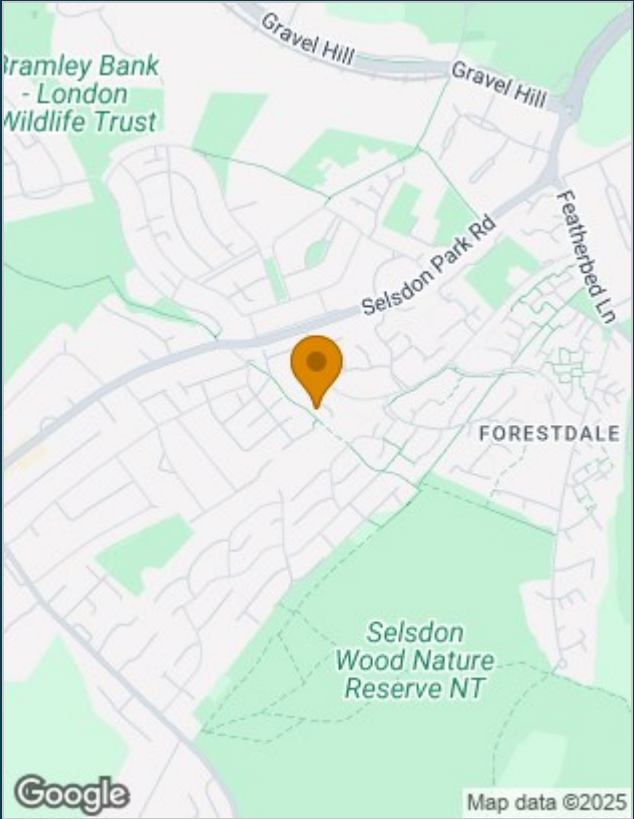
Viewing

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                                   |                         |           |
| (69-80) C                                   | 76                      | 79        |
| (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 |           |