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MARRIOTT VERNON

ESTATE AGENTS

13 Campion Close, Croydon, CR0 5SN

Asking price £225,000

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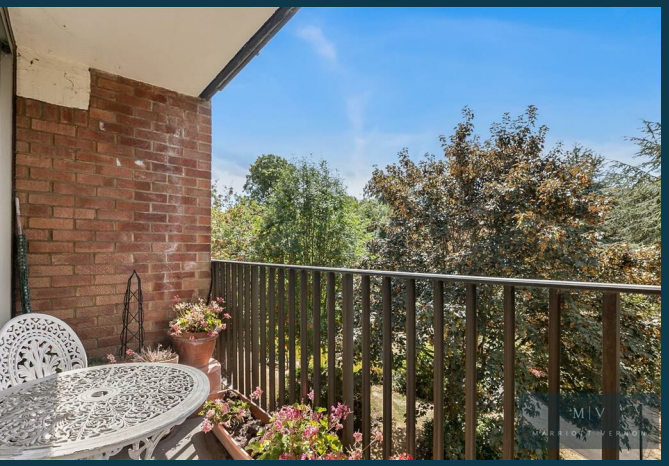
- Well Presented Two Bedroom Apartment
- Scope to Update and Modernise
- Separate Older Style Kitchen
- Stunning Communal Gardens
- Close to Transport Links, Schools and Amenities
- Sought After Development
- Bright and Spacious Reception Room
- Private Balcony Overlooking Gardens
- Underground Parking Space

Marriott Vernon present to the market this fantastic two bedroom apartment with private balcony overlooking beautiful communal gardens and private underground parking bay, set within a superb development close to excellent transport links and amenities. Ideally located within a short walk of Lloyd Park, the property offers bright and spacious accommodation, well maintained throughout, yet offering additional scope to update and modernise. Features include an inviting reception room, well equipped kitchen, family bathroom, gas central heating, double glazing and ample inbuilt storage.

The communal gardens provide a haven for peace and tranquillity, with areas of lawn and patio providing plenty of spaces for seating, and landscaped areas featuring a large ornamental pond, water features, and mature planting.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with access onto the delightful private balcony, and ample space for relaxing, entertaining and dining. The separate kitchen comprises a range of matching wall and base units with work surfaces, incorporating inset sink unit, gas hob with overhead extractor, wall mounted electric oven, and further space for appliances. There are two well sized double bedrooms, each with inbuilt storage, plus a family bathroom.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service 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 within easy reach, as well as excellent local schools.



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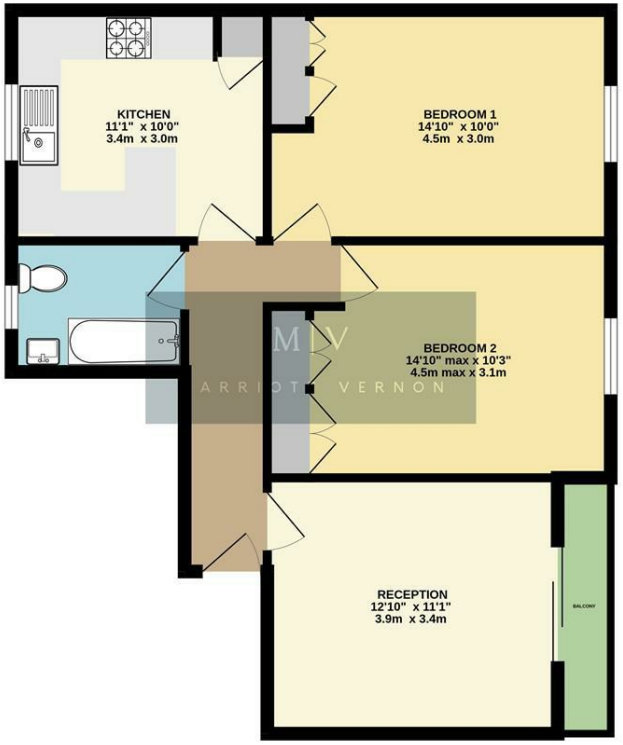
Floor Plans



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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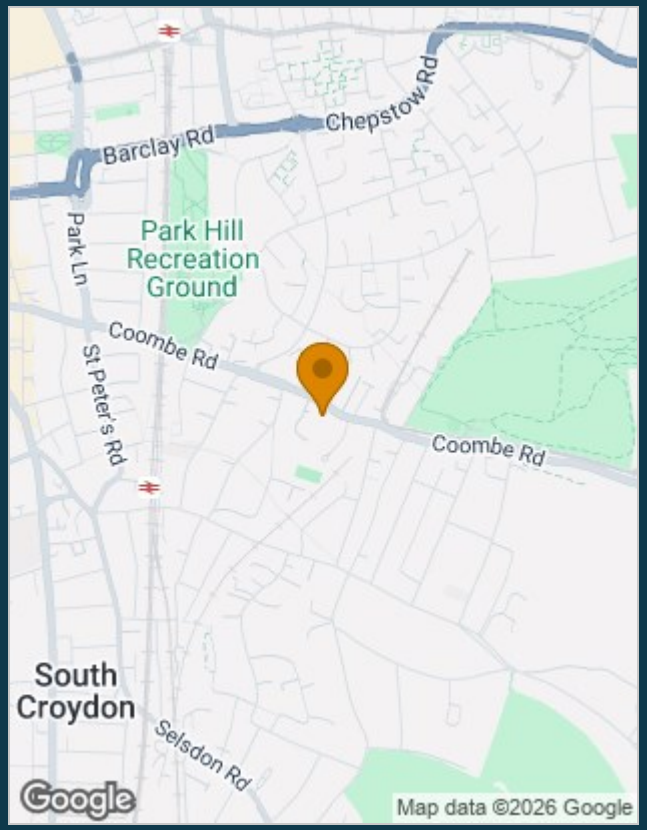
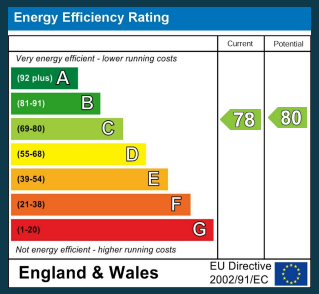
Location Map





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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