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MARRIOTT VERNON

ESTATE AGENTS



Flat 46, Lynden Hyrst Addiscombe Road, Croydon, CR0 5PL

Asking price £300,000



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# Flat 46, Lynden Hyrst Addiscombe Road Croydon, CR0 5PL

Well Presented Two Double Bedroom First Floor  
Flat

Modern Finish and Neutral Interiors

Separate Well Equipped Kitchen

Private Garage

Moments from Tramlink and East Croydon Station

Sought After Residential Development

Light and Spacious Reception Room

Refurbished Bathroom

Share of Freehold

Easy Access Town Centre Amenities

Marriott Vernon present to the market this two double bedroom first floor flat with private garage, access to attractive communal gardens and share of the freehold, ideally situated moments from Tramlink services and just a short walk from East Croydon station. The property offers bright and spacious accommodation with modern interiors and neutral finish throughout - ideal for homeowner or investor alike in this fantastic highly sought after residential development. Features include a spacious reception room, separate spacious kitchen, newly refurbished family bathroom, electric heating, double glazing, inbuilt storage and private garage.

Accommodation comprises entrance lobby with inbuilt storage, leading into the reception room with ample space for relaxing and dining (14'10 x 14'2). The separate kitchen comprises a range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven below, and further space for appliances. An inner hall leads through to two well sized double bedrooms both being double aspect and each with built in wardrobe cupboards, plus a family bathroom with modern white three piece suite. This preferred block is set at the back of the central communal garden.

The property is superbly located within just a short walk of East Croydon station with fast and frequent 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 walk away offering a larger selection of branded shopping, bars, restaurants and leisure facilities.

Viewings are highly recommended.







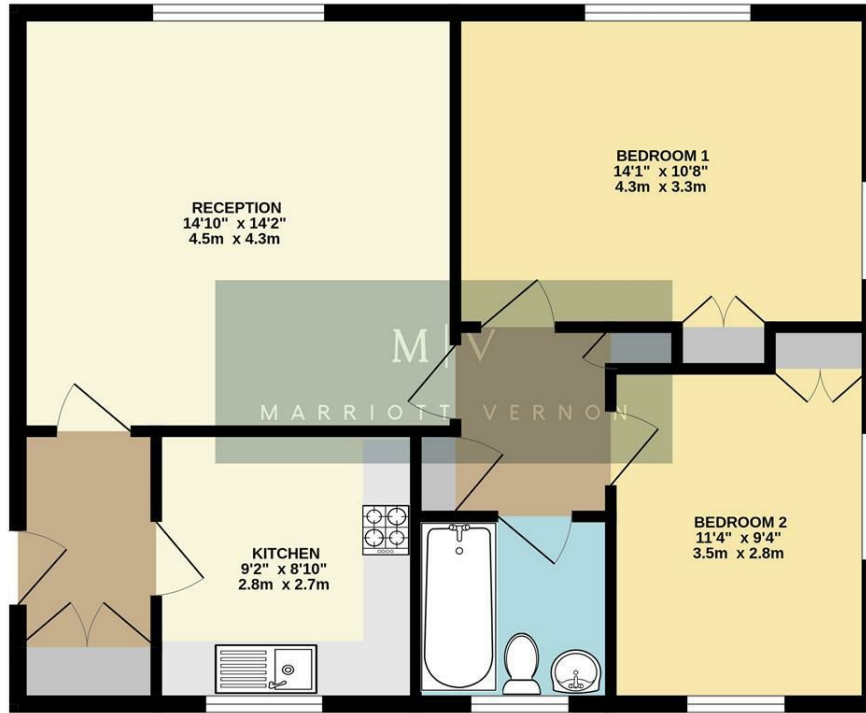
LYNDEN HYRST

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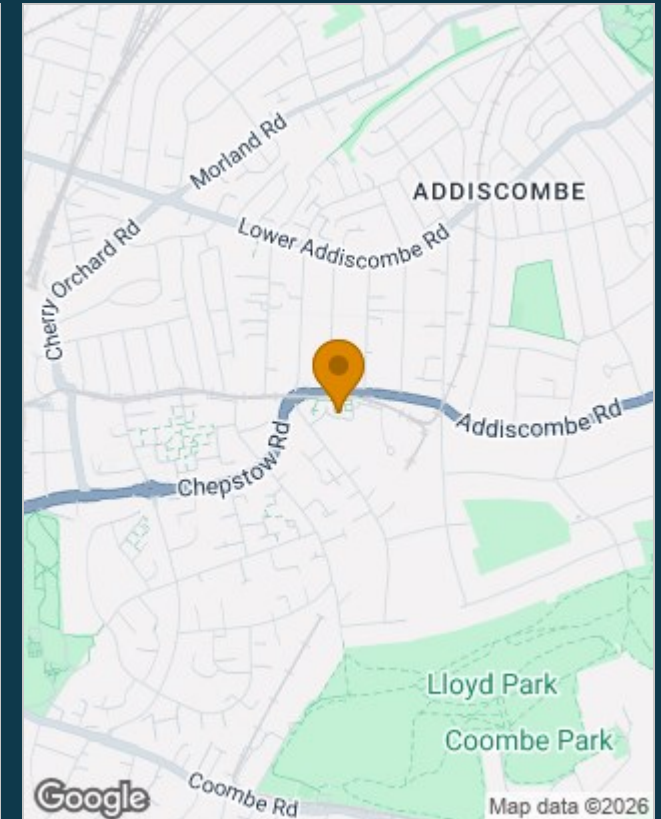
## Floor Plans

### FIRST FLOOR



TOTAL FLOOR AREA : 725sq.ft. (67.4 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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