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MARRIOTT VERNON

ESTATE AGENTS

Lynne Court 20-22 Birdhurst Road, South Croydon, CR2 7EA

Guide price £265,000

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Marriott Vernon present to the market this two bedroom first floor flat with garage, communal gardens, share of the freehold and no onward chain. ideally situated in a popular purpose built development close to South Croydon station and within a short distance of town centre amenities. The property offers bright and spacious accommodation with neutral interiors throughout - ideal for homeowner or investor alike. Features include a generous reception room, separate well equipped kitchen, family bathroom, gas central heating, double glazing and inbuilt storage. Annual service charge £1620.

Accommodation comprises entrance hallway with inbuilt storage, leading into the reception room with with 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, electric oven, and further space for appliances. There are two well sized bedrooms plus a family bathroom with white bath suite.

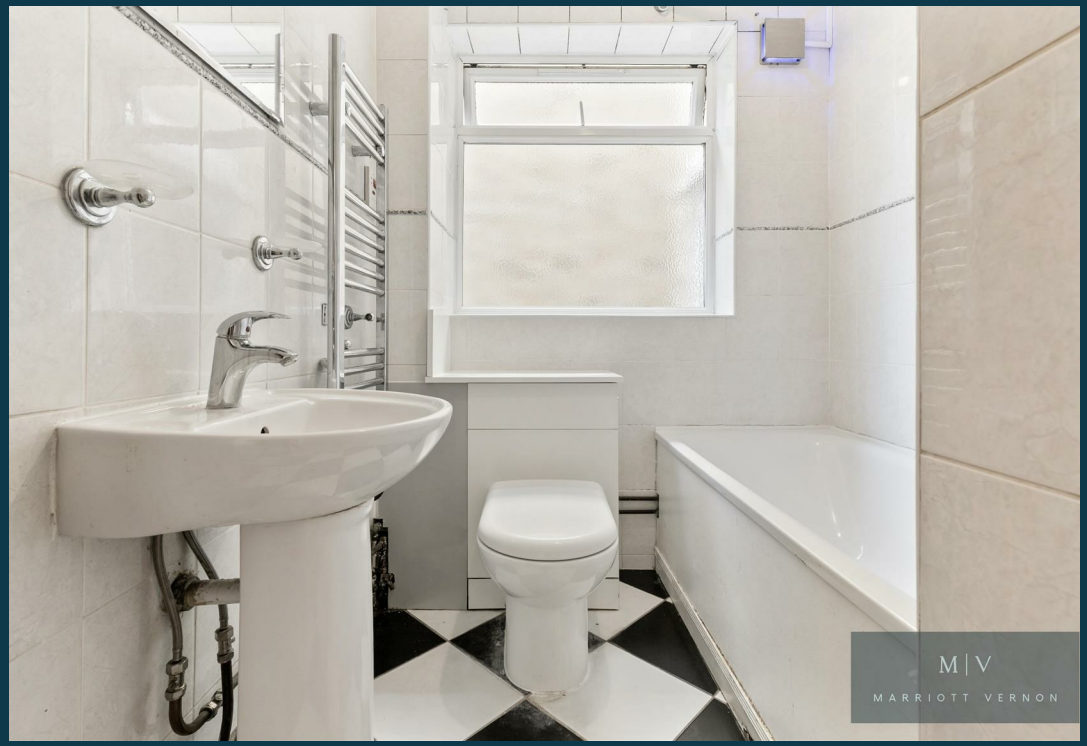
The property is superbly located close to South Croydon station offering superb connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants. The area is also well served by good schools and open spaces.

Viewings are highly recommended.








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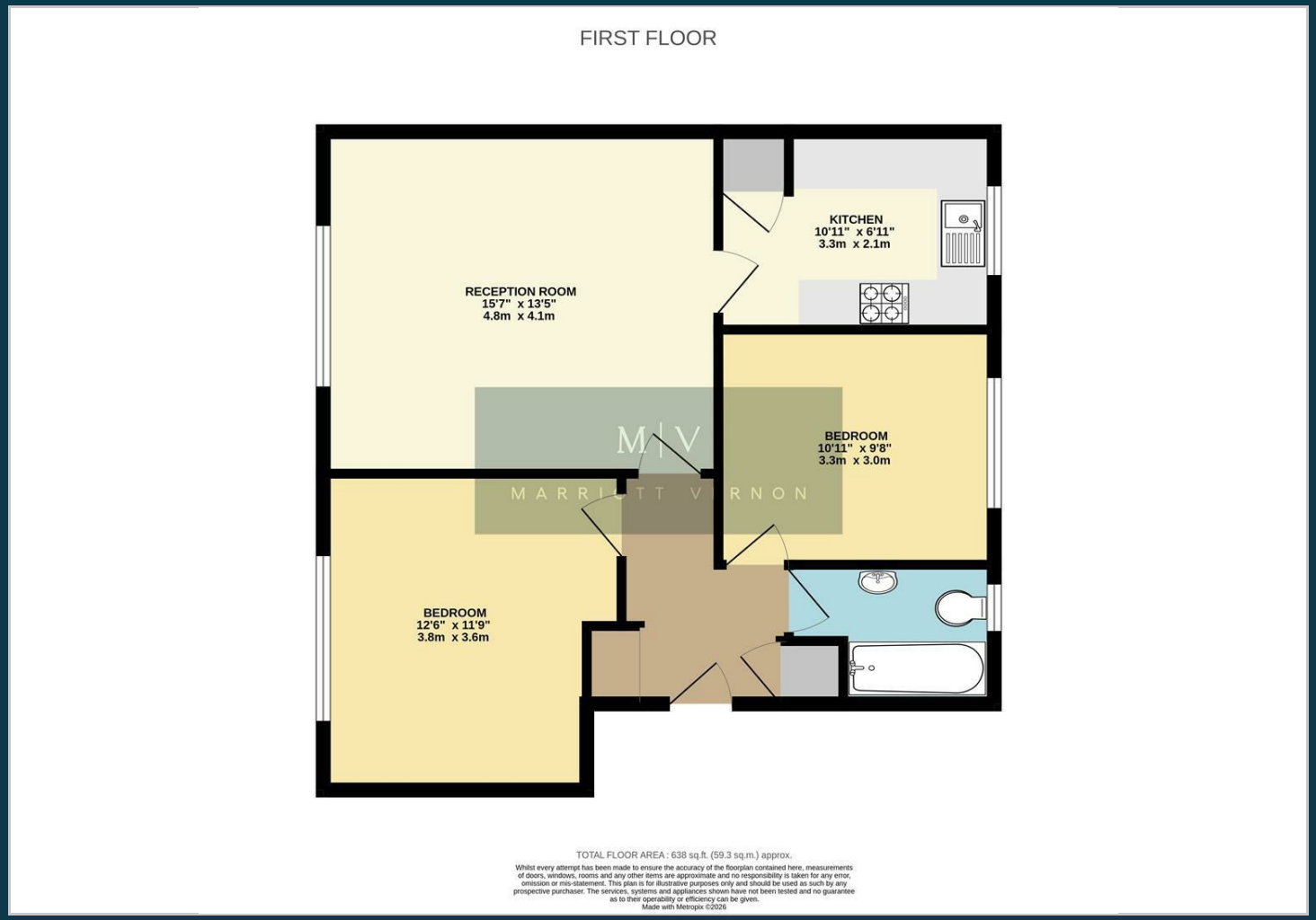

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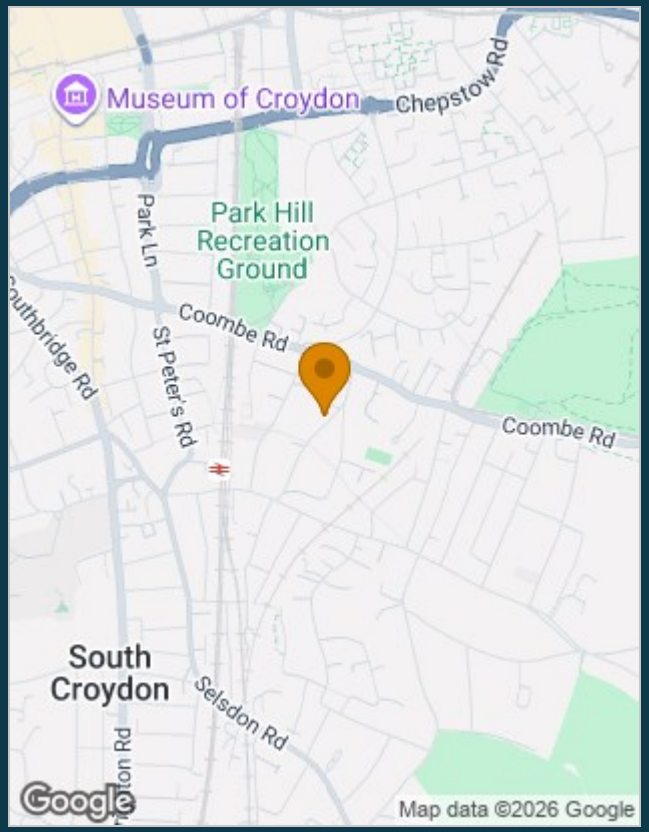

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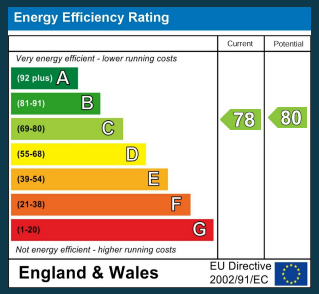

Private Property
No Unauthorised
Parking
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Floor Plans



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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