

M | V

MARRIOTT VERNON
ESTATE AGENTS



Flat 5, 23 Melville Avenue, South Croydon, CR2 7HZ

£1,850 Per month





£1,850 Per month

Flat 5, 23

South Croydon, CR2 7HZ

Stunning Two Bedroom Apartment

Two Bathrooms (One En-Suite)

Close To Lloyd Park Tram Stop

Communal Garden

Allocate Parking

Within Easy Reach Of South & East Croydon Stations

Underfloor Heating

High Specification

Marriott Vernon welcome to the market this stunning two bedroom, two bathroom apartment situated on the first floor of a modern development on Melville Avenue in South Croydon.

Comprising entrance hallway, open plan reception with with modern fitted kitchen (with integrated Zanussi appliances) two double bedrooms (master with ensuite) and a family bathroom. The property benefits from high specification throughout, underfloor heating, allocated parking, landscaped communal gardens and situated just a short distance to South Croydon train station and Lloyd Park tram stop.

The property is superbly located within easy access of South Croydon station as well as Tramlink from Lloyd Park, 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 for a diverse selection of bars and restaurants.







Floor Plans

Apartment Five

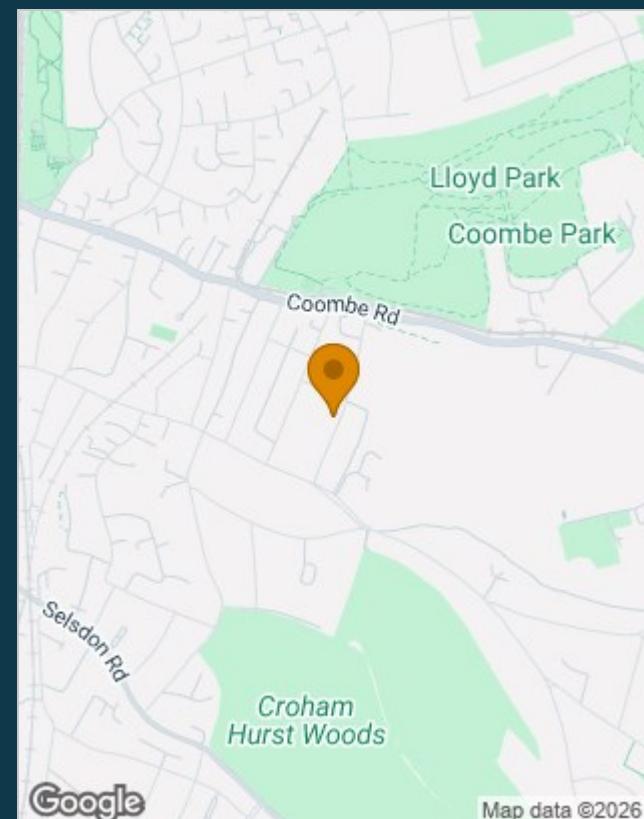
Two Bedroom Apartment with Communal Garden



Reception	3.6m	6.25m	12ft	21ft
Bedroom 1	3.1m	4.5m	10ft	15ft
Ensuite	1.1m	2.3m	4ft	8ft
Bedroom 2	3.45m	3.5m	11ft	11ft
bathroom	2.3m	2.0m	8ft	7ft

While every precaution has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for illustrative purposes only and should not be relied upon as an accurate description. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operating or fitting for use. Prospective buyers should make their own investigations.

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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.