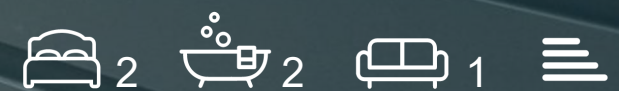


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MARRIOTT VERNON  
ESTATE AGENTS

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

£1,850 Per month











Floor Plans

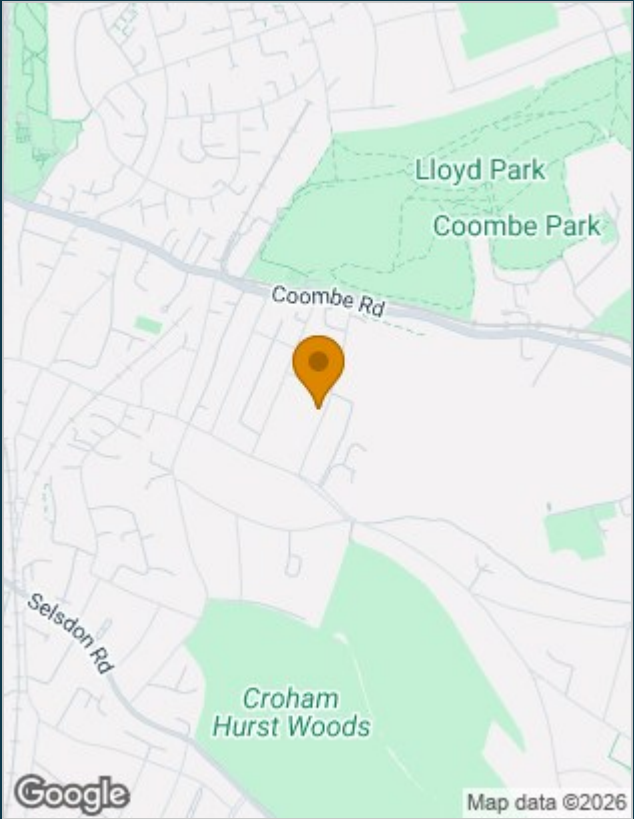


Viewing

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.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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