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MARRIOTT VERNON
ESTATE AGENTS

53B Temple Road, Croydon, CR0 1HW

Asking price £230,000



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Marriott Vernon present to the market this well presented one bedroom second (top) floor conversion flat with long lease and no onward chain, ideally situated in a quiet residential road within a short walk of Croydon town centre, and both East and South Croydon stations. The property provides bright, well planned accommodation - ideal for first time buyer or investor alike in this fantastic central, yet quiet, location. Features include gas central heating, double glazing, secure entry. To the rear is a private section of garden although not separated from the garden owned by the other flat.

Accommodation comprises entrance hall with inbuilt storage, leading into the light and spacious reception room with dual front aspect windows and ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and oven below, and further space for appliances. There is a well sized bedroom with fitted wardrobes, plus a family bathroom with three piece suite.

The property is superbly located within easy access of both South and East Croydon stations, each offering superb connections into Central London, Gatwick and the South Coast. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex.

Viewings are highly recommended.

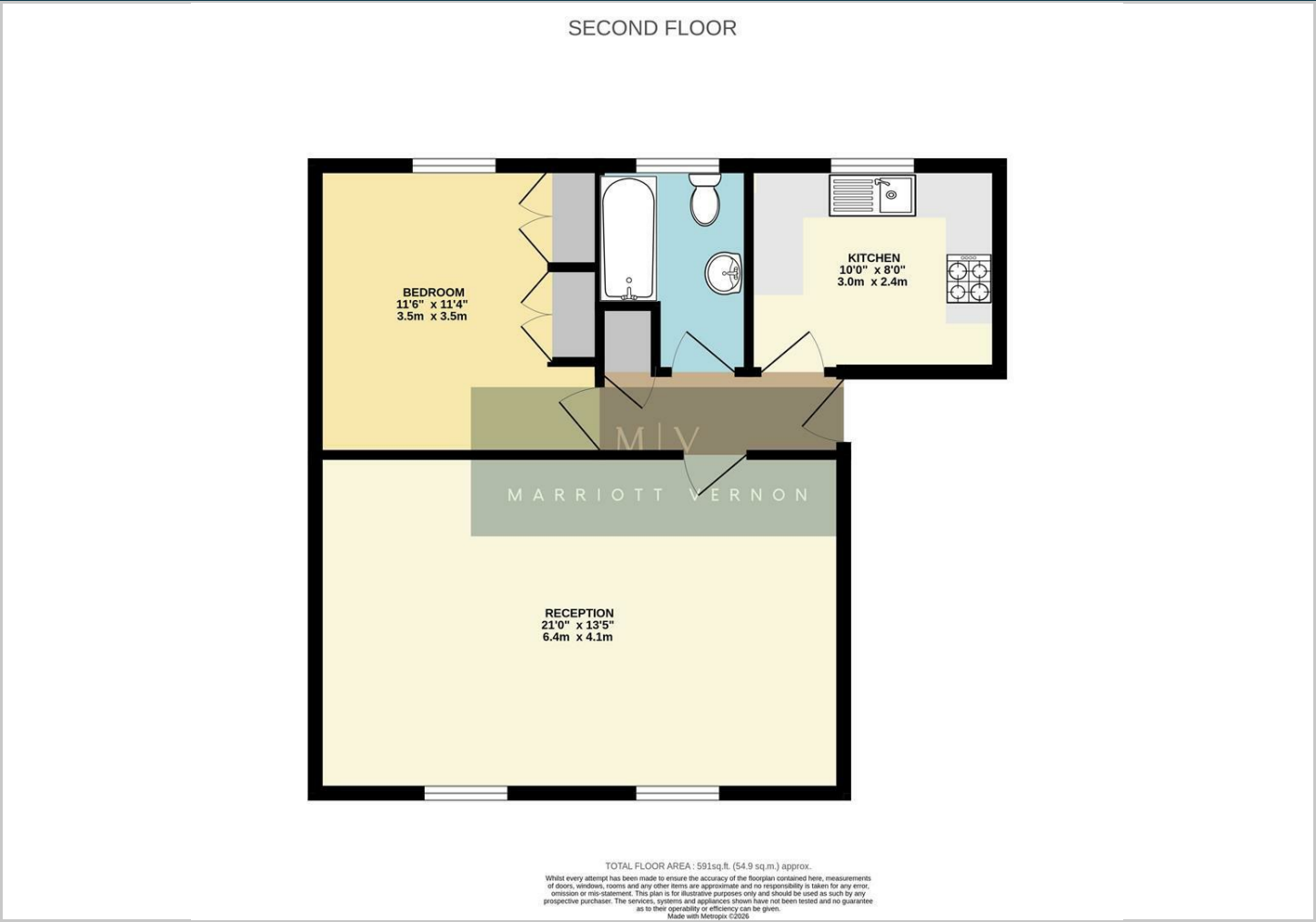






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Floor Plans



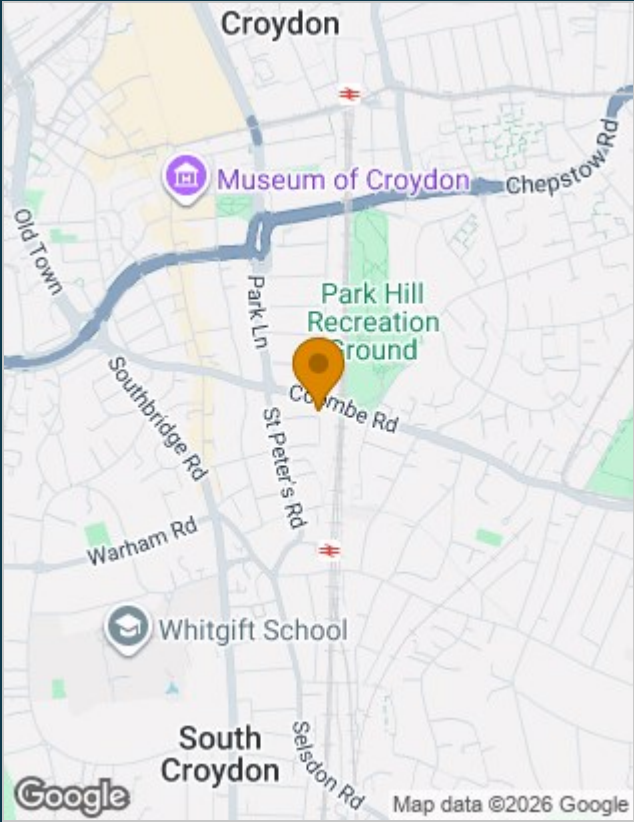
Viewing

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.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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