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MARRIOTT VERNON
ESTATE AGENTS

6 St. Arvans Close, Croydon, CR0 5UR

Asking price £325,000



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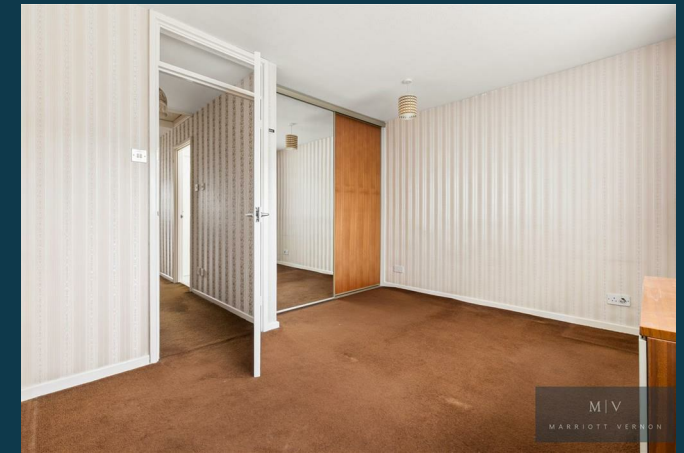
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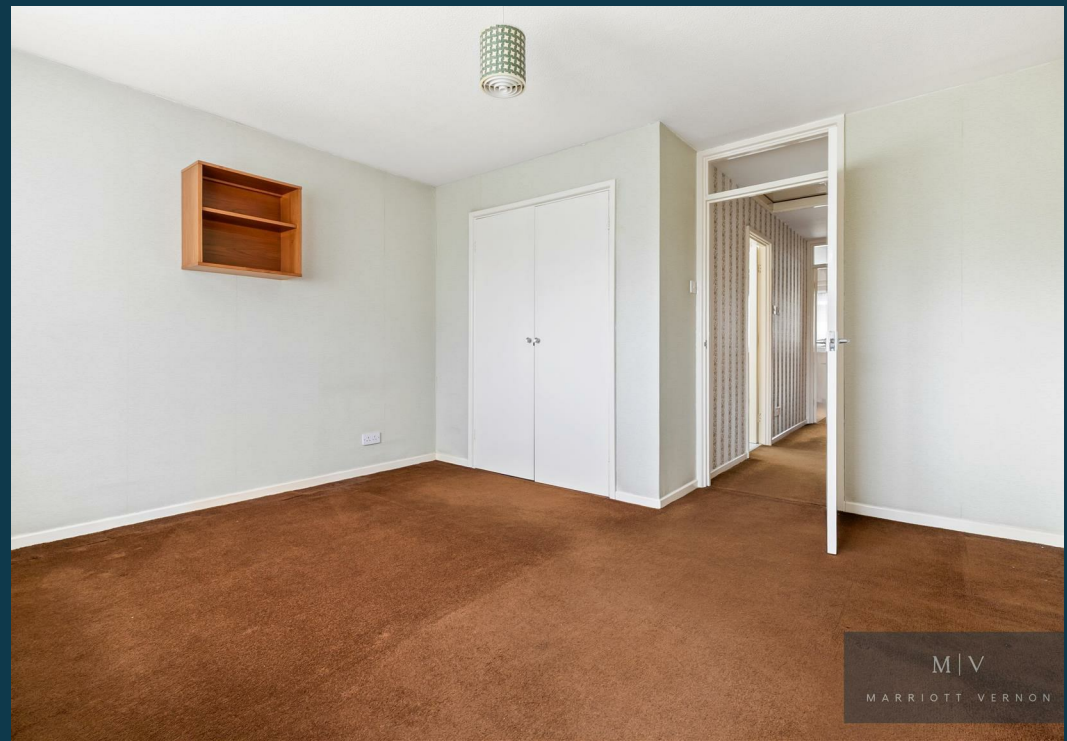
Marriott Vernon present to the market this two double bedroom split level maisonette with garage en bloc and no onward chain, ideally situated in the sought after Park Hill area, just a short walk from East Croydon station and town centre amenities. The property needs refurbishing offering excellent scope for modernisation and upgrade to the buyers own taste, the property provides light and spacious split level accommodation arranged over two floors, private entrance and fantastic potential for homeowner or investor alike. Features include a generous reception room, separate kitchen, upstairs bathroom, ample inbuilt storage including access to loft space, and share of freehold with 970 year long lease.

Accommodation comprises own entrance with stairs rising to the first floor landing, leading into the 19'7 x 12'9 reception room with ample space for relaxing and dining. The separate kitchen comprises a range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the second floor, there are two well proportioned double bedrooms, plus a family bathroom and loft storage space.

The property is located within walking distance of East Croydon station with superb 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 distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities. For families, the area is well served by wonderful open spaces including nearby Park Hill Park, as well as good local schools including Park Hill School.

Viewings are highly recommended.



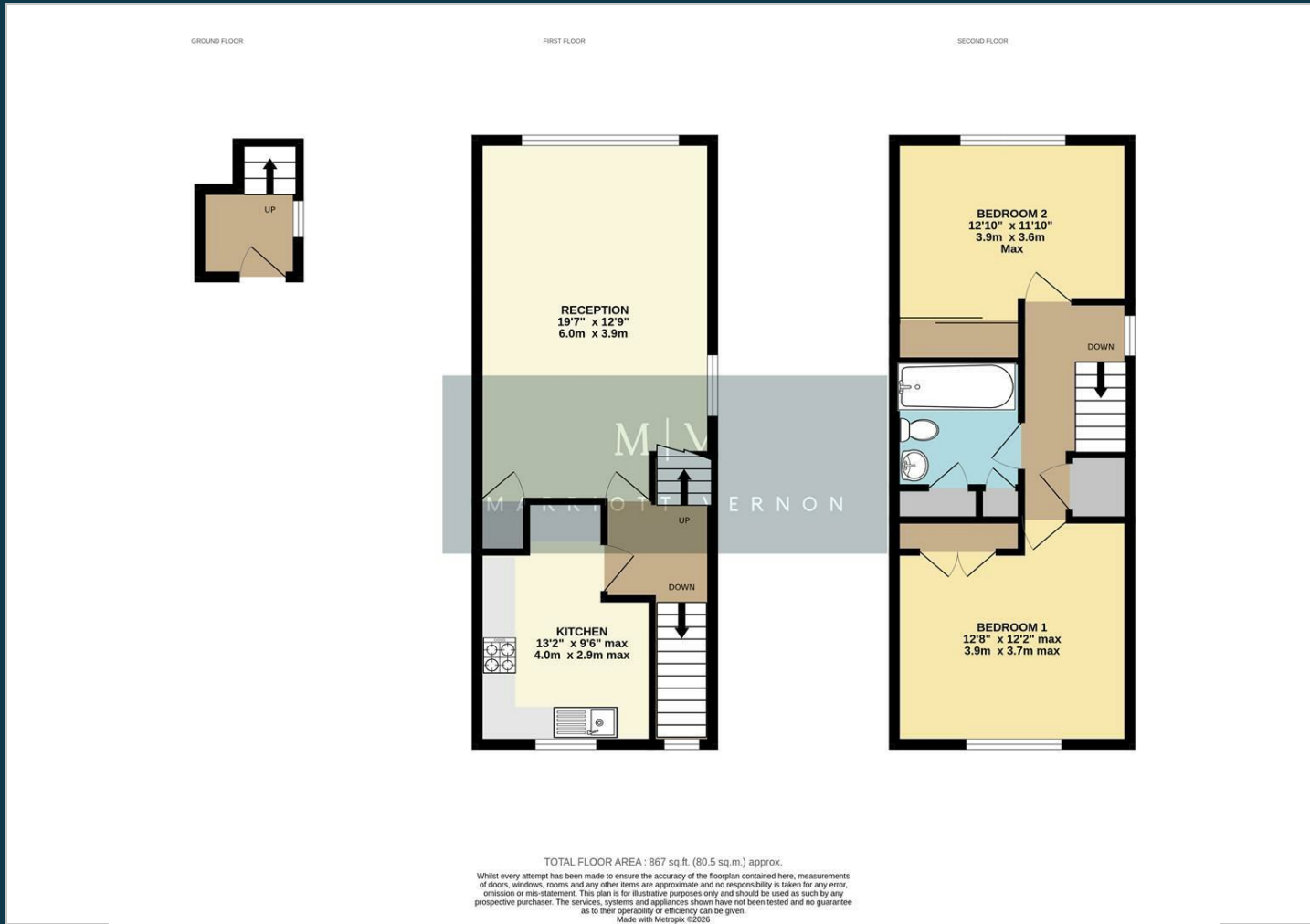




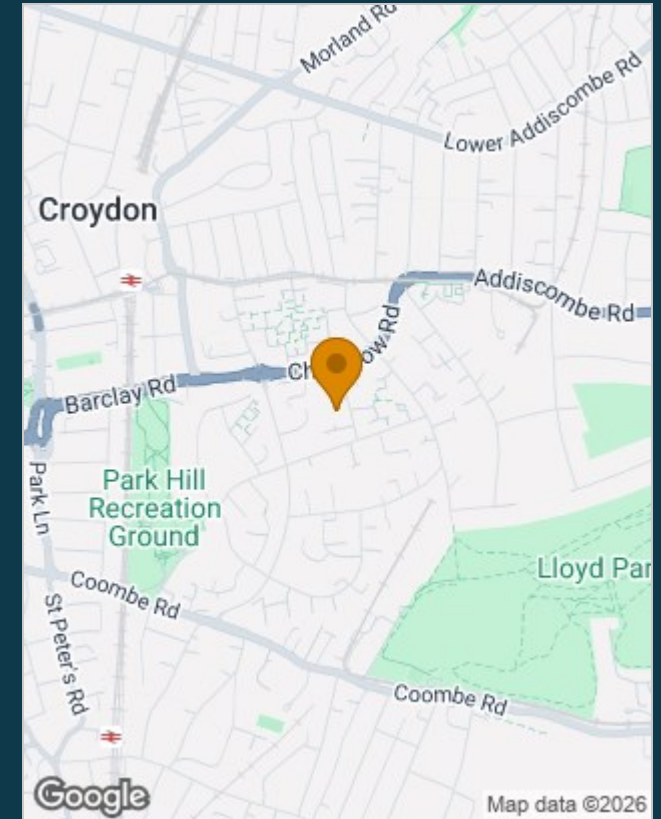
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Floor Plans



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	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.