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MARRIOTT VERNON  
ESTATE AGENTS



2 Burway Close, South Croydon, CR2 7AY

Offers in excess of £220,000

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# 2 Burway Close

South Croydon, CR2 7AY

Offers in excess of £220,000

Marriott Vernon present to the market this well presented one bedroom ground floor apartment with allocated parking, secure bike store and peaceful communal garden, ideally situated in a popular development close to transport links and amenities. Recently updated and re-decorated, the property provides spacious and modern accommodation with stylish interiors throughout. Flooded with natural light, with newly installed oak effect flooring and excellent soundproofing, this delightful apartment is the perfect haven for a modern lifestyle, all just a short walk from South Croydon and Sanderstead stations. Features include an inviting open plan reception/kitchen, modern bathroom, gas central heating, double glazing, ample inbuilt storage, and secure entry.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with ample space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom, plus a bathroom with white three piece bath suite, overhead rainwater shower, and elegant tiling.

The property is superbly located within easy access of South Croydon and Sanderstead stations, providing convenient links into East Croydon mainline station and the surrounding area. Regular bus routes also link nearby Croydon town centre with its array of shops and amenities, and the Restaurant Quarter for restaurants and bars. The area is also well served by beautiful open spaces including Croham Hurst Woods and Lloyd Park.

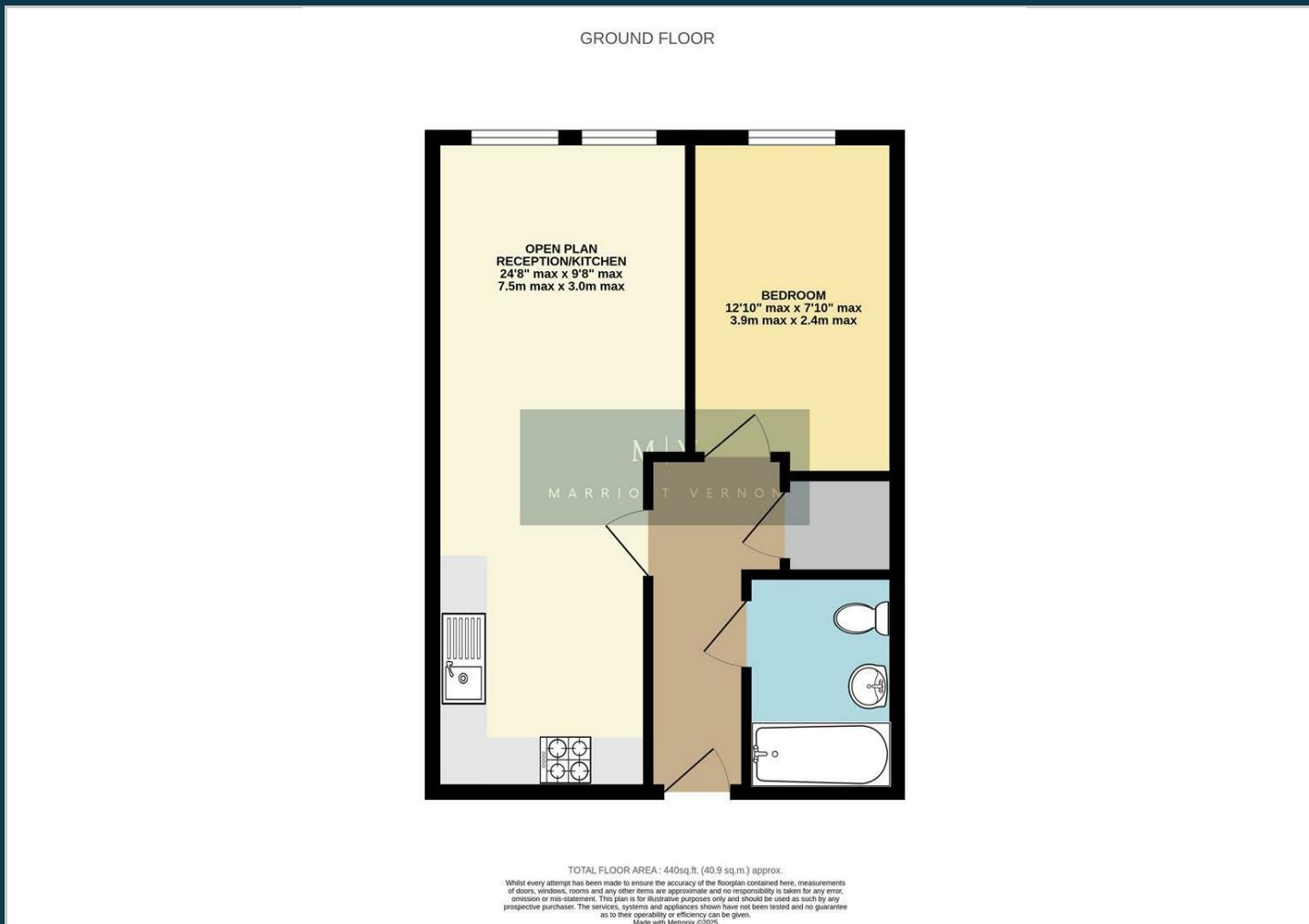
Viewings are highly recommended.



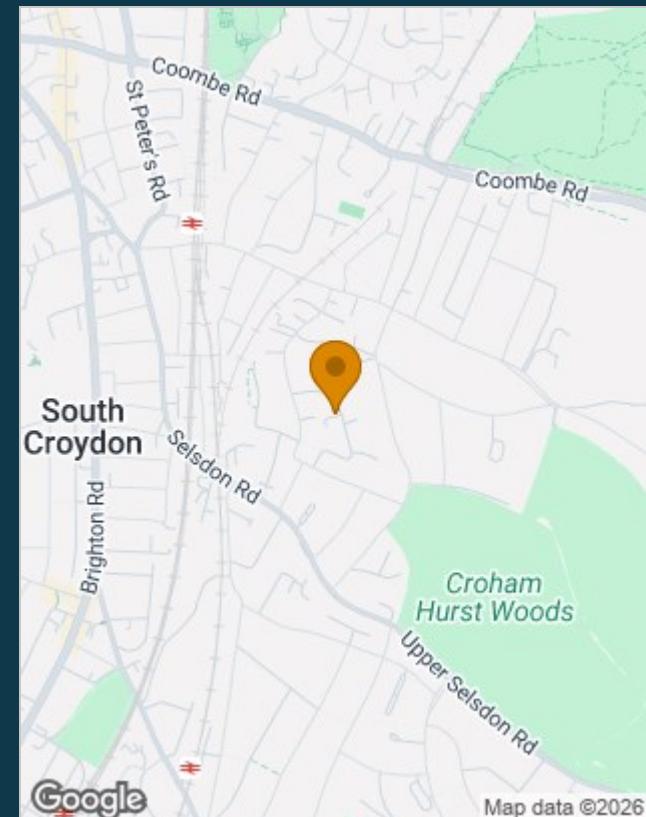




## Floor Plans



## 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	75
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.