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MARRIOTT VERNON

ESTATE AGENTS



57, Harrington Court Altyre Road, Croydon, CR0 5LF

Offers in excess of £200,000



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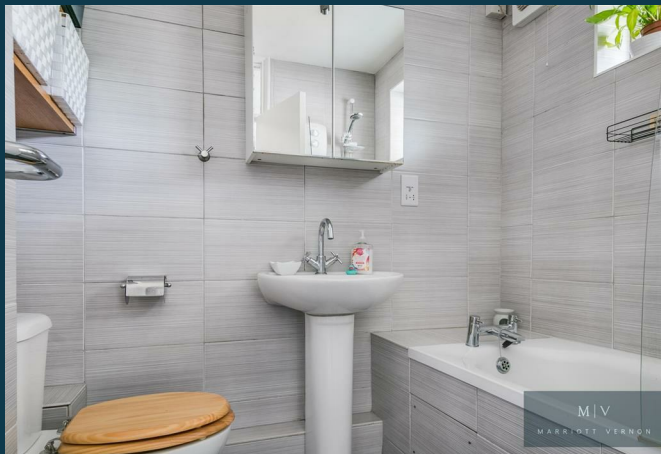
# 57, Harrington Court Altyre Road Croydon, CR0 5LF

Marriott Vernon present to the market this beautifully presented one bedroom top floor flat, ideally situated in a sought after block just moments from East Croydon station. The property offers bright, well planned accommodation with stylish interiors and neutral finish throughout – ideal for first time or investment buyer alike. Features include an inviting reception room, well equipped kitchen, modern bathroom, gas warm air heating, double glazing, quality floor coverings, useful inbuilt storage, on site caretaker, secure entry phone system and no onward chain.

Accommodation comprises entrance hall with inbuilt storage cupboard, leading into the light and airy reception room with double glazed window and ample space for relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor and electric oven, and further space for appliances. There is a well sized double bedroom with inbuilt storage cupboard, and a bathroom with modern white three piece suite.

The property is superbly located within a few minutes walk 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, with the fashionable 'Box Park' development only moments away next to the station.

Viewings are highly recommended.



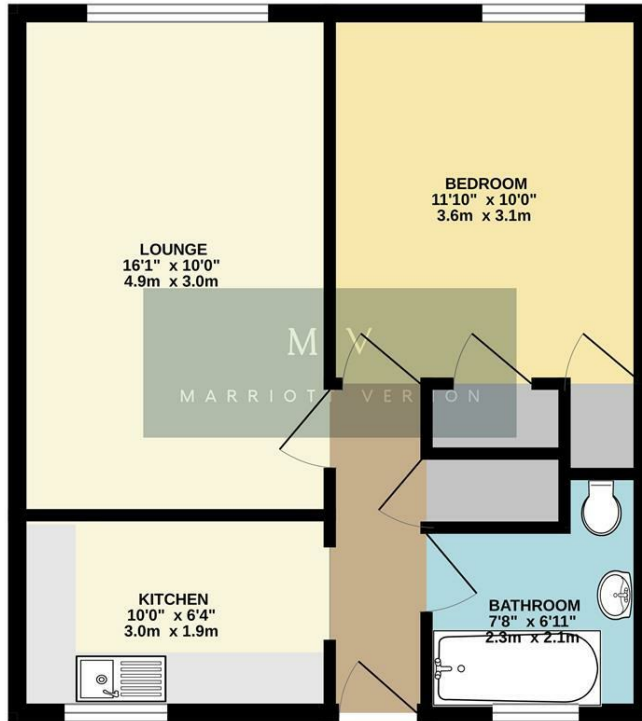




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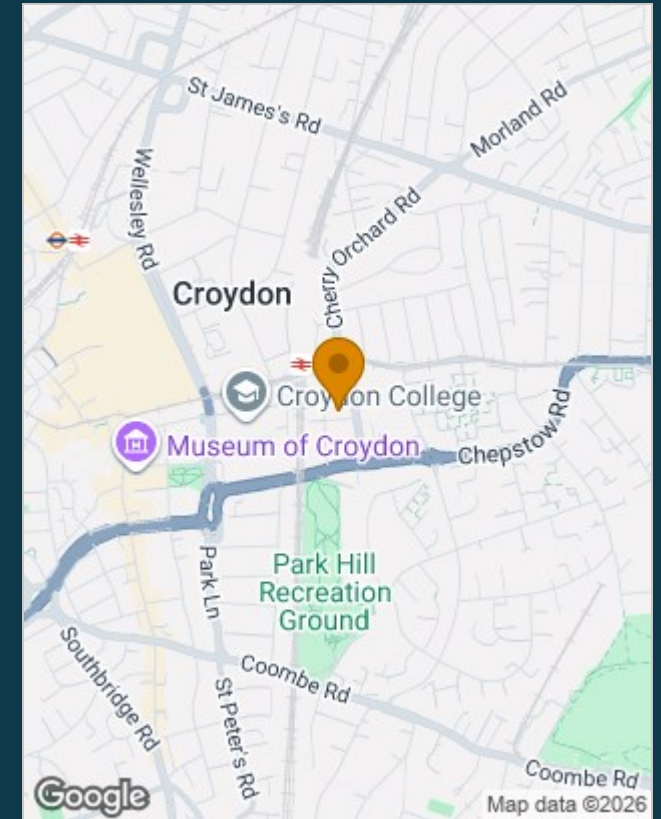
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## Floor Plans



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.