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MARRIOTT VERNON

ESTATE AGENTS

23 South Park Hill Road, South Croydon, CR2 7DZ

£1,350 Per month

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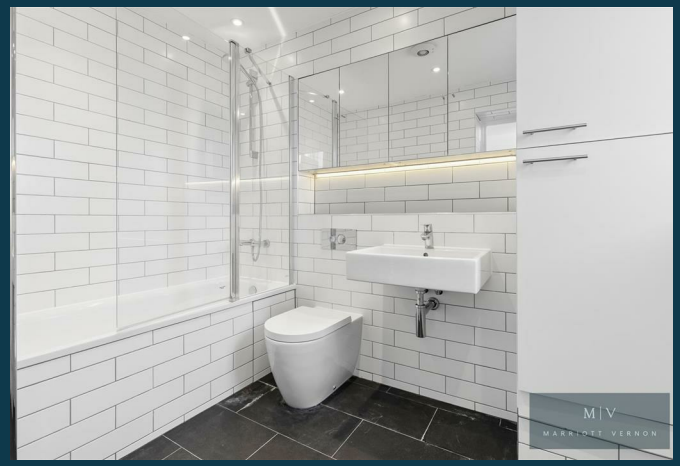
Marriott Vernon present this stunning one bedroom apartment set within a fantastic recently built development with attractive landscaped communal gardens. Offering well planned and beautifully appointed living space finished with stylish interiors and high quality fittings, the property provides a modern base which perfectly blends comfort and convenience. Features include an inviting open plan reception/fully integrated kitchen, modern bathroom, quality flooring, 9’6 ceiling height, gas central heating, double glazing and secure entry phone system.

Accommodation comprises entrance leading into the open plan reception/kitchen with ample space for both relaxing and dining. The kitchen area comprises a sleek range of matching wall and base units with quartz work surfaces, incorporating inset sink unit, gas hob, electric oven, fridge freezer, washing machine and dishwasher. There is a well sized bedroom, plus a stylish bathroom with white suite and elegant tiling.

The property is superbly located within easy access of South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into 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 also within easy reach for a diverse selection of bars and restaurants.

Tenant Fees
The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.
Holding Deposit: £311.53 (equivalent to one week's rent).
Security Deposit: £1,557.69 (equivalent to five weeks' rent).



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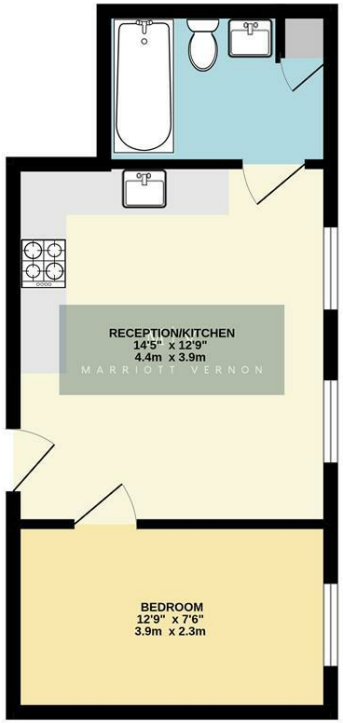
Floor Plans



TOTAL FLOOR AREA : 335sq.ft. (31.1 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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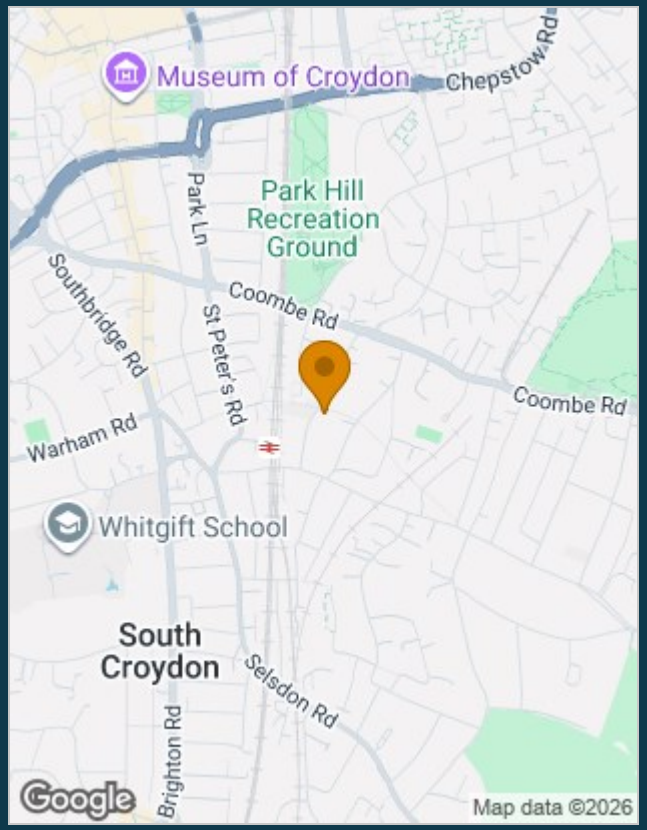
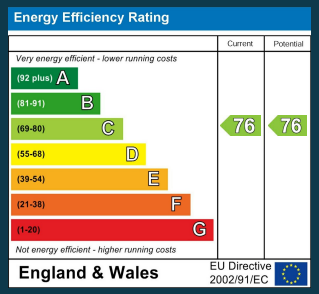
Location Map





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.

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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