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MARRIOTT VERNON
ESTATE AGENTS

Flat 2 Canterbury Court, 33 St. Augustines Avenue, South
Croydon, CR2 6JP
Asking price £255,000



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Marriott Vernon welcome to the market this chain free ground floor two double bedroom purpose built flat benefitting from share of freehold, garage and communal gardens.

Situated on the ground floor of this well maintained development on a sought after road in South Croydon this property comprises entrance hall, two double bedrooms, reception room, separate fitted kitchen and bathroom. The property benefits from double glazing, gas central heating with Worcester boiler, share of freehold with long lease in excess of 975 years, garage en-bloc, communal gardens and no onward chain.

Canterbury Court is situated on St. Augustines Avenue within a mile of South Croydon, Sanderstead and Purley Oaks stations all offering regular services into London. The open spaces of Haling Grove Park, Purley Way Playing Fields and South Croydon Recreation Ground are within easy reach along with a selection of shops, cafes, restaurants and bus routes on nearby Brighton Road.

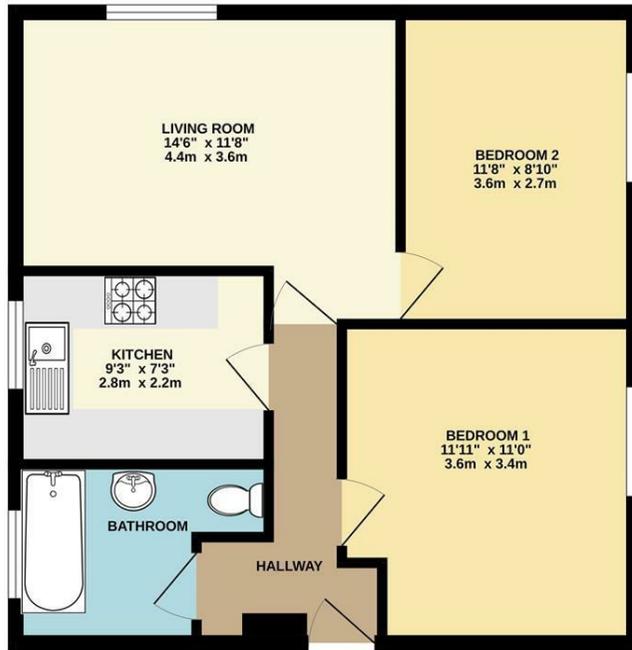
Council Tax Band B - Croydon. EPC Rating D.







GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 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 misstatement. 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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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		EU Directive 2002/91/EC	

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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