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MARRIOTT VERNON  
ESTATE AGENTS



30 The Waldrons, Croydon, CR0 4AZ  
Asking price £170,000





# 30 The Waldrons Croydon, CR0 4AZ

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Marriott Vernon present this one bedroom, purpose built third floor flat offering an excellent opportunity for first time buyers or investors. The property offers well proportioned accommodation, generous storage throughout and the benefit of a residents' lift, while allowing scope for modernisation to suit personal taste.

The flat comprises a bright reception room which flows naturally into the modern fitted kitchen, creating a practical and sociable living space. There is a good sized double bedroom, a separate shower room and entrance hallway with ample built in storage cupboards. While the property would benefit from some updating, it offers a solid layout and excellent potential to add value.

Morris Court is conveniently positioned on The Waldrons, offering easy access to Croydon town centre with its wide range of shops, restaurants and leisure facilities. The area is particularly well served by excellent transport links, making it ideal for commuters.

Nearby stations provide frequent services into London, including fast connections to London Bridge, Victoria and the City, while local tram and bus routes further enhance accessibility across Croydon and surrounding areas. The property also benefits from close proximity to green open spaces, adding balance to urban living.



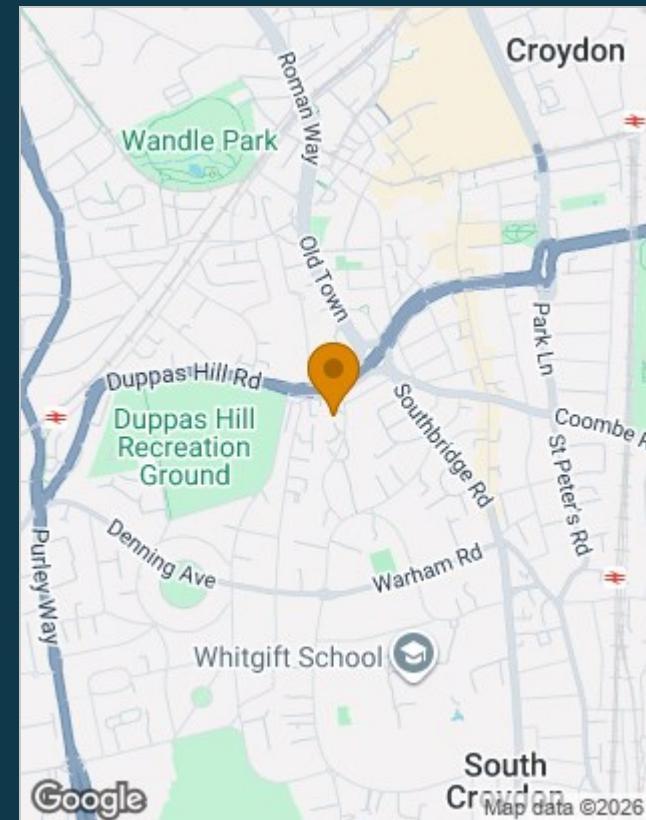




## Floor Plans



## 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)	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

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.