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MARRIOTT VERNON

ESTATE AGENTS

30 Addiscombe Grove, Croydon, CR0 5BX

Guide price £215,000



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Guide price £215,000

Guide price £215,000 - £225,000

Superb one bedroom first floor apartment set within a fantastic modern development in the heart of Croydon, moments from East Croydon station and just a short walk from town centre amenities. Boasting access to three landscaped roof gardens with outstanding panoramic views, as well as lift access, residents lounges/co-working spaces, and concierge services, this stylish development provides the perfect base in this vibrant central location.

The apartment itself offers bright, modern living space with modern interiors and high quality finish throughout. Accommodation comprises entrance hall with inbuilt storage, leading into the spacious open plan reception/kitchen with ample space for relaxing and dining. The kitchen area comprises a modern range of matching white fronted under-lit wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom plus a stylish shower room with white three piece suite.

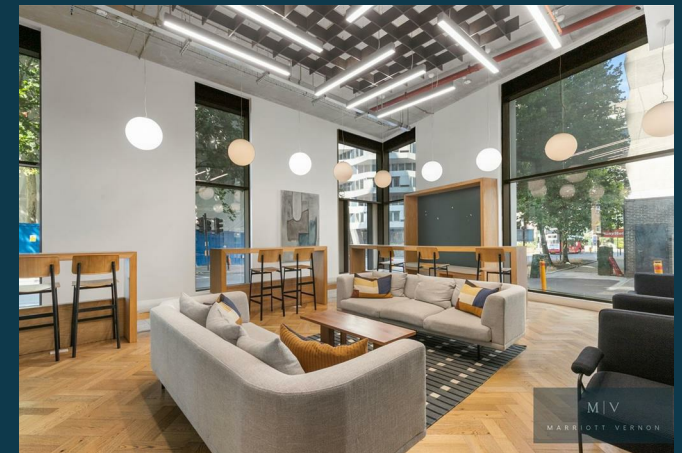
Part of the Pocket Living Scheme, the following criteria applies:

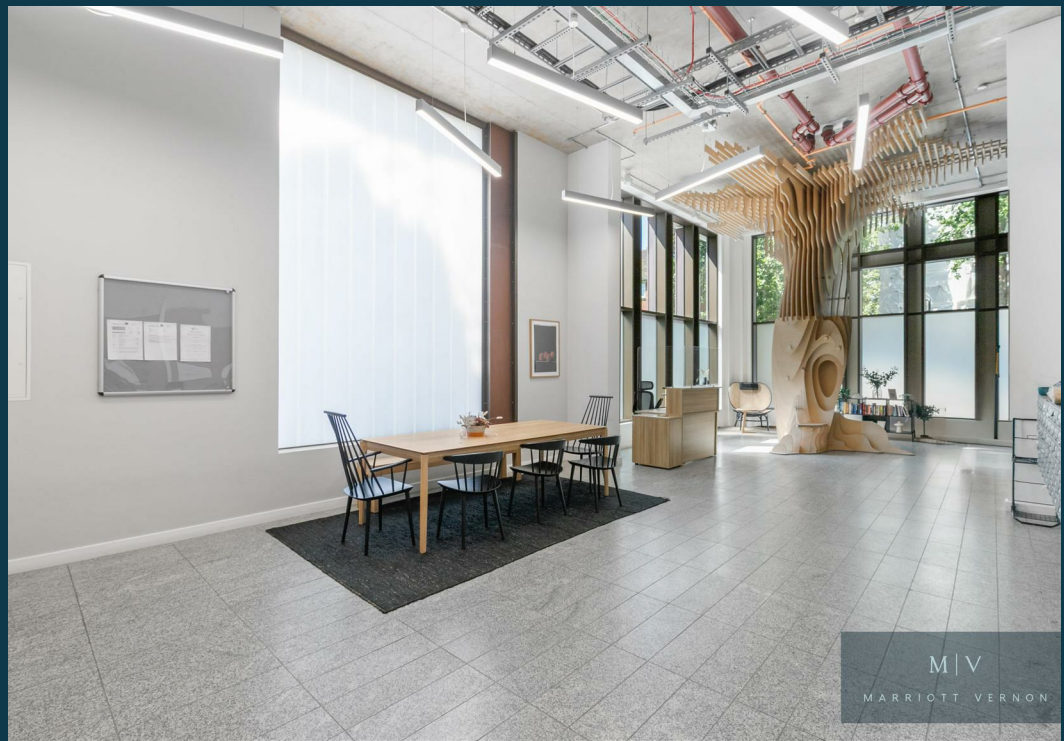
Months 1-3: live or work in Croydon, not own a property and earn below £90k

Months 4-6: live or work in London, not own a property and earn below £90k

After 6 months: no restriction

The property is superbly located close to 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.





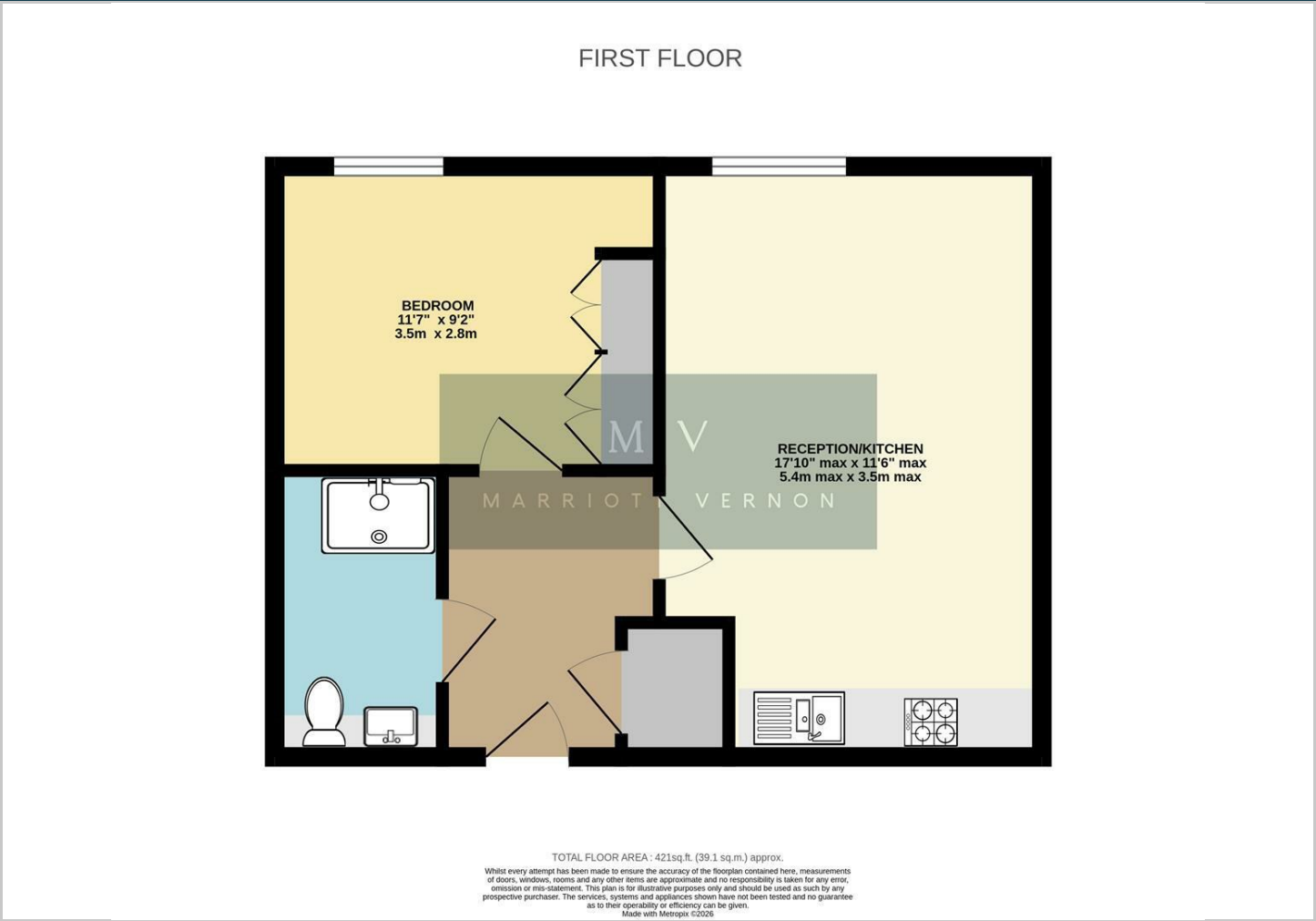


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Floor Plans



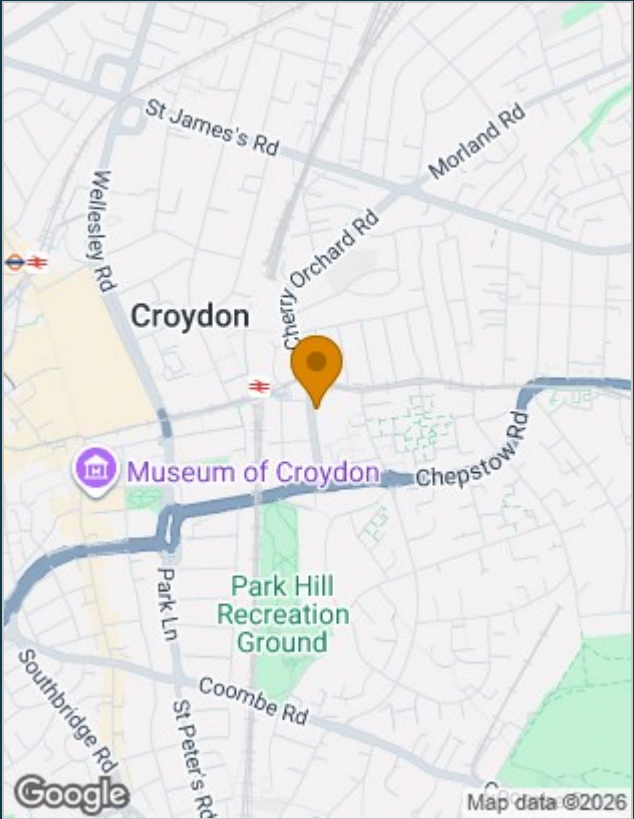
Viewing

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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Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	