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MARRIOTT VERNON
ESTATE AGENTS



20 Normanton Road, South Croydon, CR2 7AR

£1,650 Per month



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Marriott Vernon present to the market this well presented two bedroom, two bathroom, top floor apartment, boasting allocated off street parking and a fantastic location within just a short walk of South Croydon station and local amenities. The property has been well maintained and appointed by the current owner, offering light and airy accommodation with stylish interiors and neutral finish throughout. Features include a generous 15'9 reception room, separate well equipped kitchen, two bath/shower rooms (one en-suite), gas central heating, double glazing, inbuilt storage and quality floor coverings.

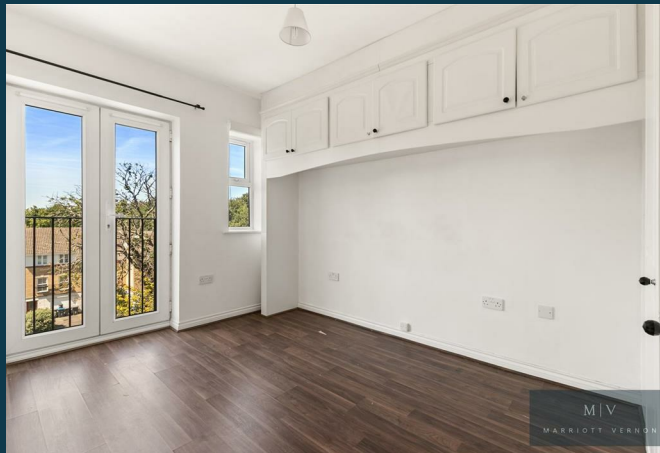
Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for both relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized bedrooms, each with inbuilt wardrobes, and en-suite shower to the principal bedroom, plus a family bathroom with white three piece suite.

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: £380.76 (equivalent to one week's rent).

Security Deposit: £1903.84(equivalent to five weeks' rent).





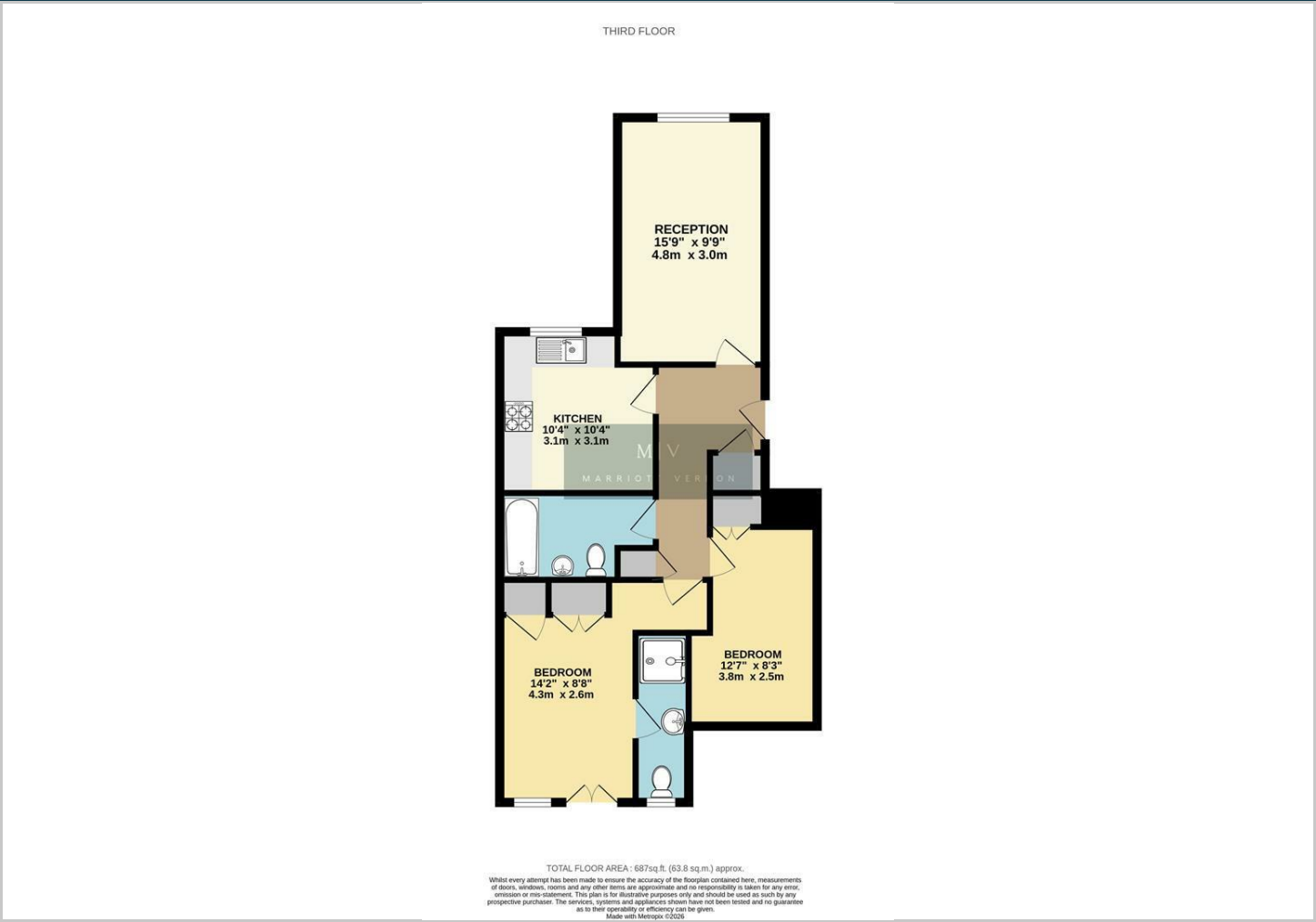


NO
FULL GAMES
ALLOWED

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Floor Plans



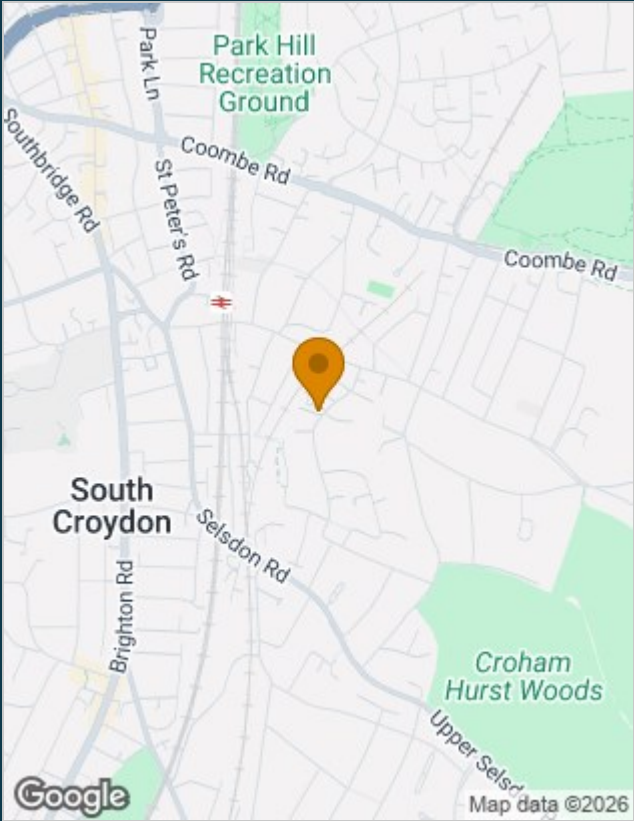
Viewings are highly recommended

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.

Bank House, 111 South End, Croydon, CR0 1BJ
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		
(69-80) C	75	75
(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		