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MARRIOTT VERNON

ESTATE AGENTS

Flat 4 Eva Court 40 Normanton Road, South Croydon, CR2 7AR

Offers in excess of £300,000



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MARRIOTT VERNON

# Flat 4 Eva Court 40 Normanton Road

South Croydon, CR2 7AR

Beautiful Two Double Bedroom Ground Floor Flat

Fantastic South Croydon Location

Bright Reception Room and Well Equipped Kitchen

Private Patio

Close to South Croydon Station

Popular Residential Block

Modern Interiors and Neutral Finish

Modern Bathroom

Gated Allocated Parking

Easy Access Shops and Amenities

Marriott Vernon present to the market this well presented two double bedroom ground floor apartment with private patio and gated allocated parking, ideally located in a popular development close to South Croydon station and amenities. The property provides light and spacious accommodation with modern interiors and neutral decor throughout – ideal for homeowner or investor purchaser alike. Features include a generous reception room and well equipped kitchen modern bathroom, inbuilt storage, gas central heating, double glazing, security entry phone, and alarm system.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception/kitchen – ideal for entertaining, relaxing and dining - with French doors onto the private patio area. The kitchen comprises a range of matching wall and base units with work surfaces, incorporating inset sink unit, hob with overhead extractor, electric oven, integrated washing machine, fridge/freezer and dishwasher. There are two well sized double bedrooms, plus a modern bathroom with white three piece suite.

The property is superbly located within easy access of South Croydon station offering superb connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants. The area is also well served by good schools and open spaces including Coombe Woods and Lloyd Park.

Viewings are highly recommended.

Offers in excess of £300,000



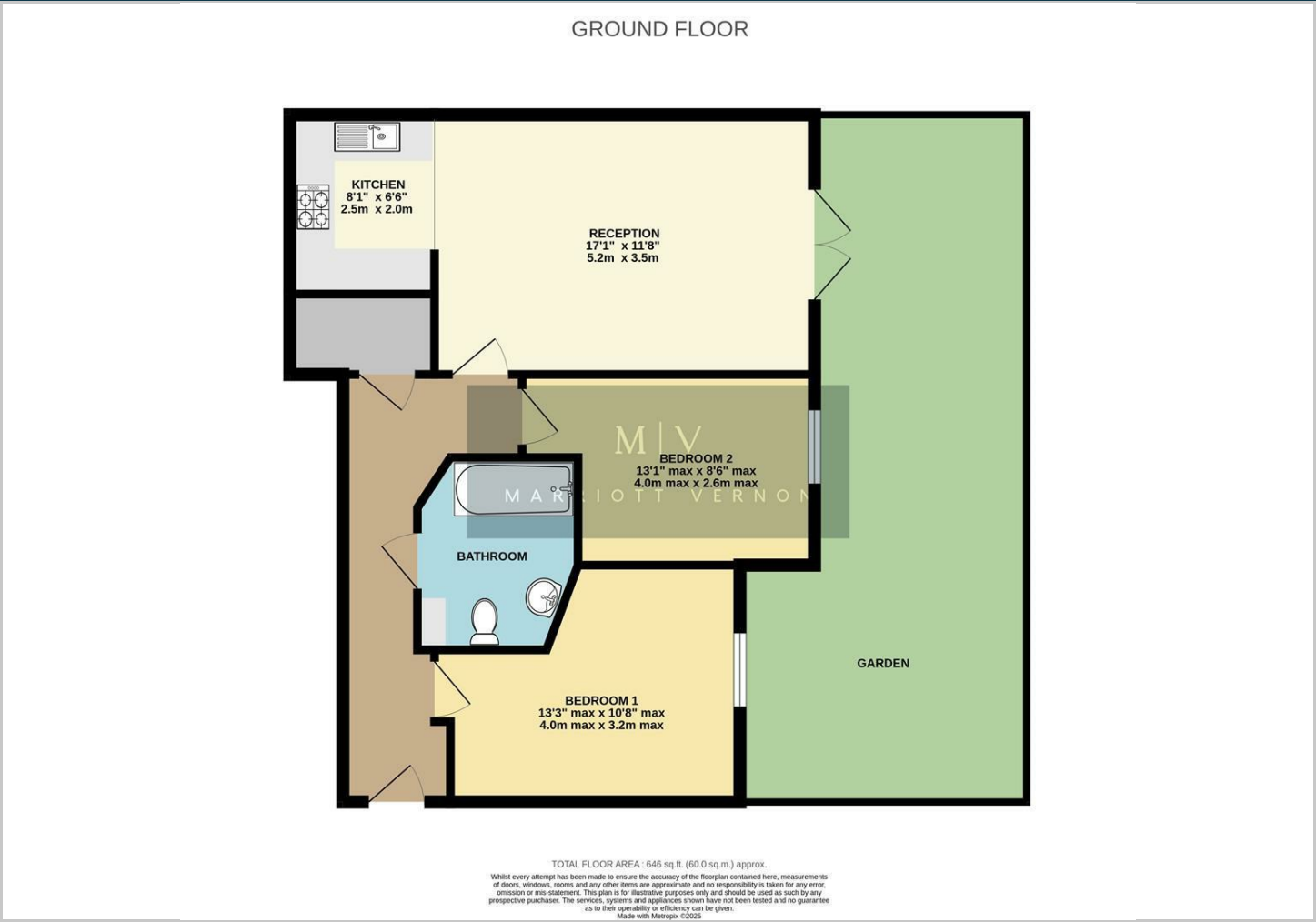




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Floor Plans



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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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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