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MARRIOTT VERNON

ESTATE AGENTS



Flat 18 Sanderstead Heights 3 Addington Road, South Croydon, CR2 8RE

£1,650 Per month



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Flat 18 Sanderstead Heights 3 Addington Road

South Croydon, CR2 8RE

Marriott Vernon welcome this well presented two bedroom apartment with allocated off street parking, ideally situated in a sought after residential block in a fantastic Sanderstead location, moments from local shops and amenities. The property offers bright and spacious accommodation, beautifully appointed, with stylish interiors and neutral finish throughout - the perfect blend of comfort and convenience for a modern lifestyle. Features include a generous reception room, separate well equipped kitchen, bonus mezzanine level, two bath/shower rooms (one en-suite), gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for both relaxing and dining, and door through to the kitchen. The kitchen itself comprises a range of matching wall and base units with inset sink unit, gas hob with overhead extractor and electric oven below and further space for appliances. There are two well proportioned bedrooms, with inbuilt storage and access to en-suite shower from the principal bedroom, plus a family bathroom with white three piece suite.

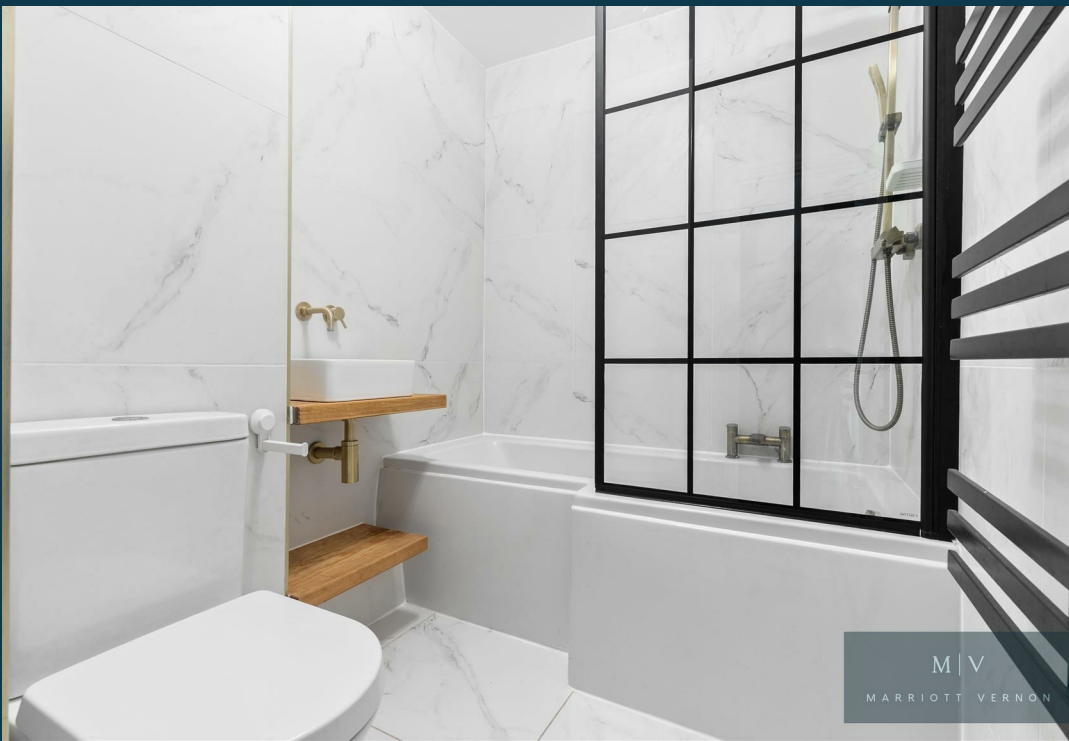
A bonus mezzanine level provides versatile additional space, accessed via a 'pigeon' staircase from the lounge/diner.

The property is enviably located in Sanderstead village, within easy access of good local bus routes providing an easy connection into Croydon town centre. Sanderstead itself offers a variety of shops, restaurants and local amenities, and the area is well served by excellent local schools including Atwood Primary, Gresham Primary, Hamsey Green Infants and Juniors, and Warlingham School, all within easy reach. Purley and Croydon town centres are also just a short bus or car ride away for a wider variety of shops, bars, restaurants and leisure facilities.

Viewings are highly recommended.

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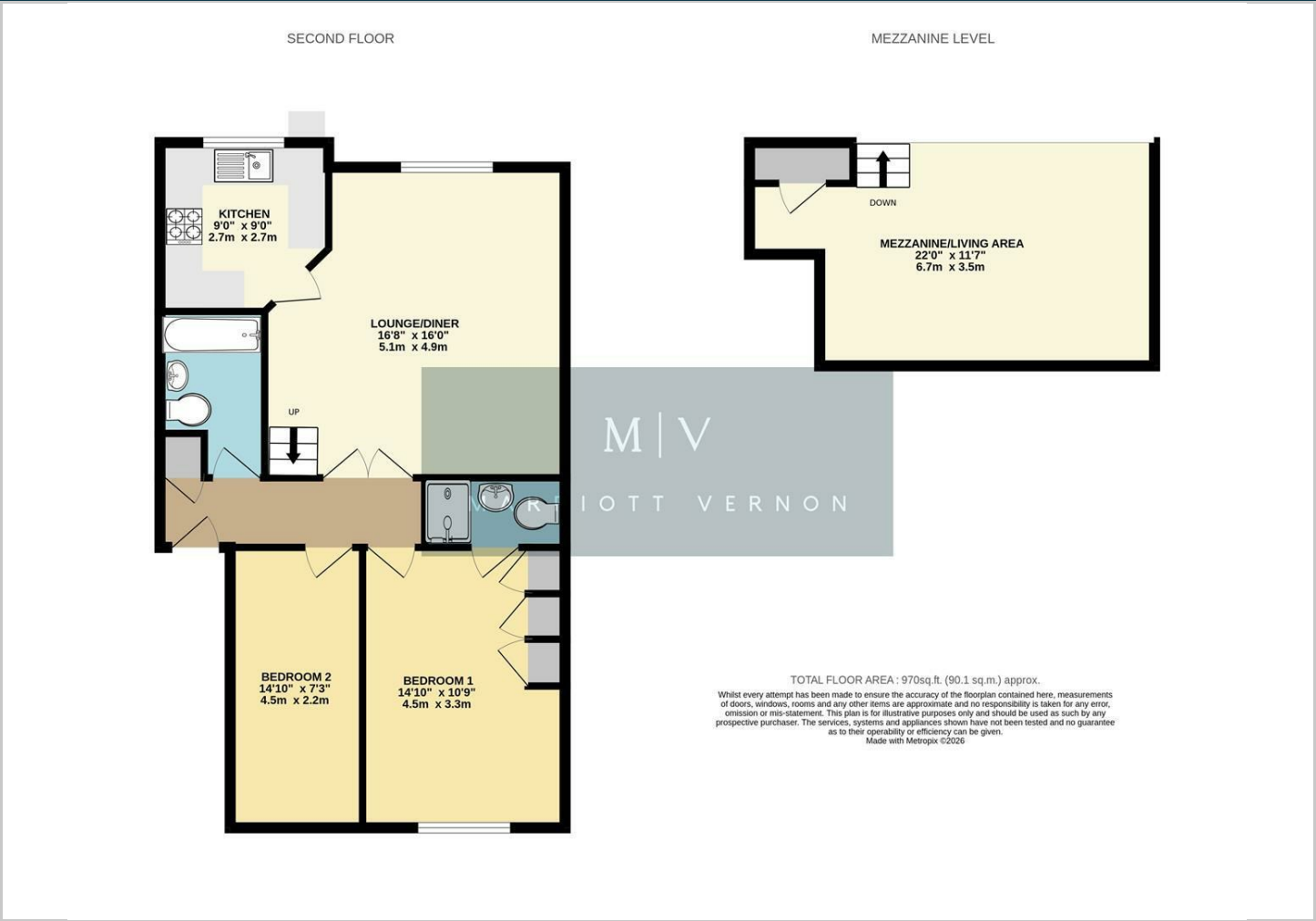




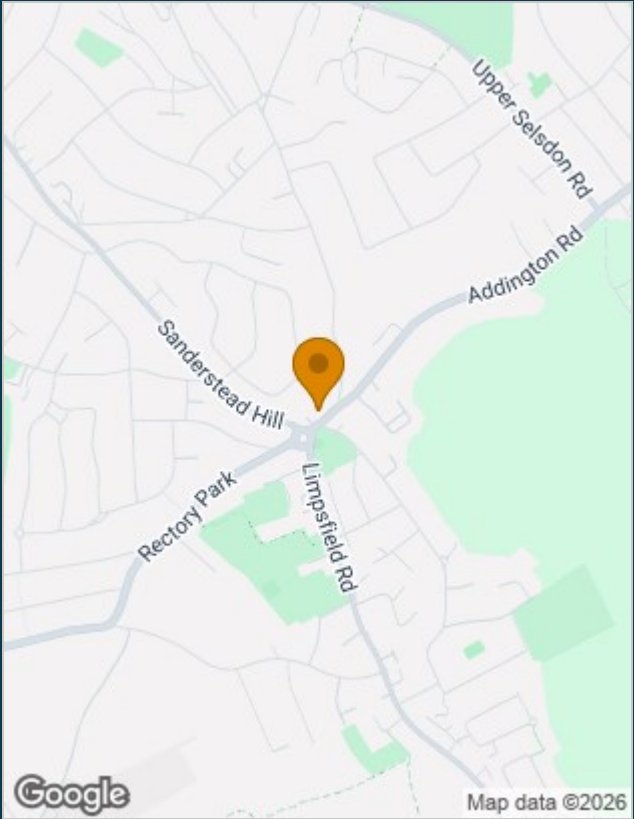
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Floor Plans



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.

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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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