



## 2 bed flat to buy in CR0

11 Saffron Central Square, Croydon, CR0  
2GE

**£180,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ Modern Apartment
- ✓ Excellent condition
- ✓ Two Double Bedrooms
- ✓ Two Bathrooms
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via online bidding. Terms & Conditions apply. Starting Bid £180,000 - Buyer pays 3.75% plus vat as a buyer fee

Beautifully presented two-bedroom, two-bathroom apartment, set within the popular Saffron Square development, located in the centre of Croydon, just a short walk from East and West Croydon stations. This property is in immaculate condition and appointed to a high standard throughout, offering bright and spacious accommodation with stylish interiors and modern design. Features include an impressive open plan reception/kitchen/diner, elegant family bathroom, master en-suite, underfloor heating, triple glazing and ample inbuilt storage. Saffron Square benefits from a free-to-use residents' gym, a stunning communal roof terrace, an elegant residents' business centre/library, bike storage, 24-hour concierge services and on-site Tesco Express. Accommodation comprises an entrance hall with inbuilt storage, leading into the bright, spacious, open plan reception/kitchen with ample space for relaxing and dining. The kitchen area comprises a modern range of matching white high gloss wall and base units with work surfaces incorporating an inset sink unit, an electric hob with an electric oven below, and an integrated dishwasher and fridge-freezer. A washer-dryer is also included the two bedrooms are double in size with an en-suite shower to the master, a stylish family bathroom with a three-piece suite, and elegant tiling. The property is conveniently located for the local amenities in the area. It provides good transportation from West Croydon Train station, which is a short 6 minutes away, providing Overground and Southern services. Croydon University Hospital, Whitgift Shopping Centre, and a variety of greenery spaces, such as Wandle Park are all under 10 minutes from the apartment. Presented to you by Livin Estate Agents Croydon

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 989

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £5,400.00

Price: Starting Bid £180,000

Property Type: Flat

Year built: 2012

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

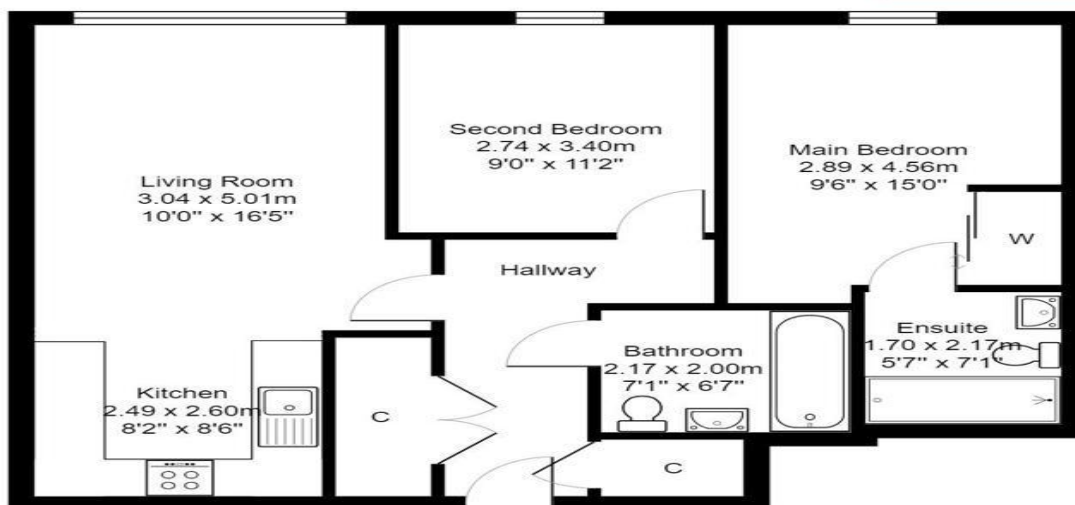
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Total Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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