



ASHLEIGH FLETCHER

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Central Croydon, South London

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A smart move that pays for itself - The Quarters, Croydon

Five years. Zero service charge. Full peace of mind.

This modern two-bedroom apartment at The Quarters isn't just about stylish city living; it's about smart living. With five years of service charges fully covered, you can focus on enjoying your new home without worry. It's a rare, never seen before, opportunity that gives you certainty and complete peace of mind for the next 5 years.

Set on the 8th floor, the flat offers an elevated, luxurious feel with views spanning across Croydon. There's a spacious entrance hallway that leads into a large open-plan living and dining area with solid wood floors and kitchen to side. The balcony doors fully retract, so you can genuinely open up the space on warmer days rather than just peering through a half-open window. The kitchen is fitted with Siemens integrated appliances; practical, reliable, and easy to maintain.

Both bedrooms are double, each with a triple wardrobe and good natural light. The shower room is finished to a very high standard, complete with underfloor heating and high quality Grohe fittings.



Practicalities are well covered and include digital heating controls, video entry system, multiple lifts, and a key fob security entry system with full CCTV coverage across all floors. A concierge service runs from 9am to 6pm and security attend the site between 8pm and 7am. There's also underground, secure parking on-site if needed (by separate arrangement). Cleaners attend to hallways and foyer areas daily. There is a dedicated smoking area and a large timber decked area for relaxing during those summer months. You'll find a dedicated mail room in the ground floor, secured by a fob entry door system.



Residents benefit from an outside smoking area and additional large timber decked area (non-smoking) for relaxing during those summer months.

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It's also worth noting that The Quarters was recognised in 2023 with several awards from Homeview — including Excellence, Management, Location, and Design.

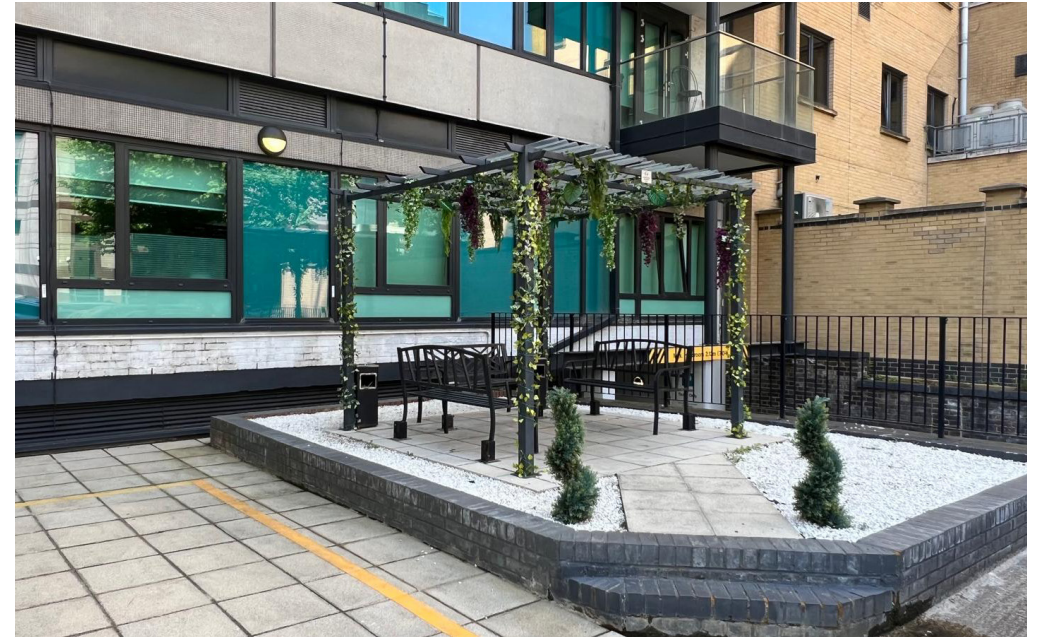
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The location speaks for itself. East Croydon Station is about 0.2 miles away, getting you to London Bridge in 14 minutes, Victoria in 16, or Gatwick in 15.

You've got Tramlink on the doorstep and excellent local bus connections.

Schools nearby include St Mary's Catholic Infant and Junior Schools (both roughly 0.1 miles), St Mary's Catholic High School (0.1 miles), and Harris Invictus Academy Croydon (0.3 miles).





For day-to-day needs, you'll find Sainsbury's and Tesco Express are approximately 5 minutes walk away, plus plenty of shopping and eating options at Centrale and Whitgift Centre.

Croydon itself is changing fast. The new Growth Plan and Town Centre Vision — backed by £30 million — is designed to further transform the area over the coming years, adding value and new energy.

So, rather than just buying square footage, think of this as buying five years of freedom from service charges, a smart location with strong future potential, and a flat that is 'move-in' ready and offered with no chain.

Council Tax Band: E

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	

