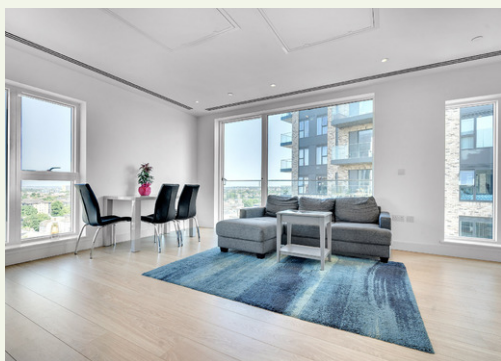


**Flat 48 Amarelle
Apartments, Cherry
Orchard Road,
Croydon, Surrey, CR0
6FL**



NO CHAIN

Located on the top floor (11th), a bright and spacious two bedroom apartment located moments away from East Croydon Station, which provides direct links to London Bridge (14 mins), London Victoria (17 mins), St. Pancras International (30 mins) and Gatwick Airport (15 mins).

Forming part of this ever popular modern development, the property has the added benefit of a resident's gym, concierge service and gated communal grounds.

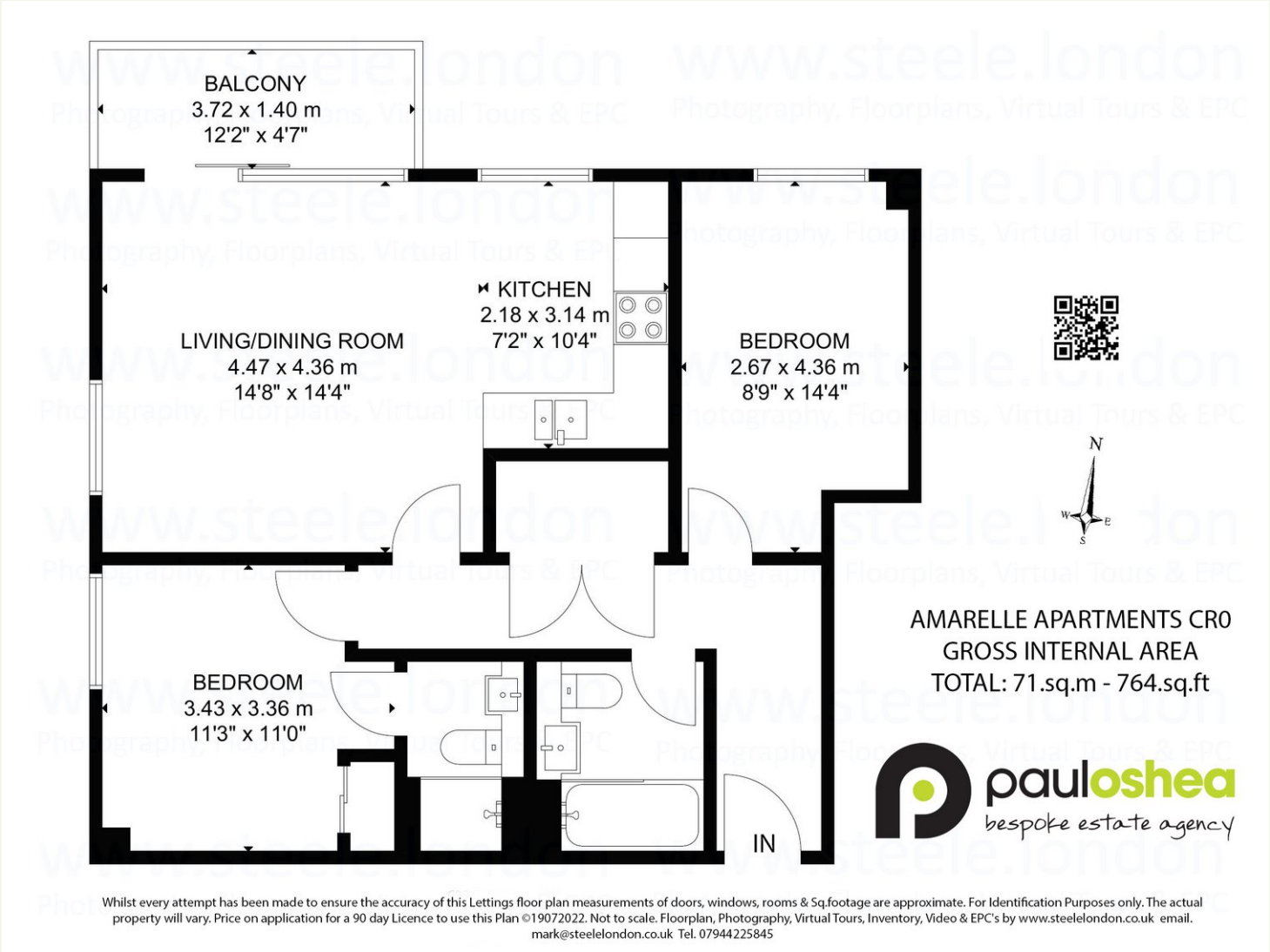
The accommodation includes; open plan living dining and kitchen area (with fitted white goods included) opening to a private balcony with spectacular undisturbed London views, a master bedroom with a fitted wardrobe and luxury ensuite, second double bedroom and a three-piece bathroom suite. There is also a useful utility cupboard with plenty of storage.

The property also benefits from economical electric central heating, comfort cooling, and a lift service.

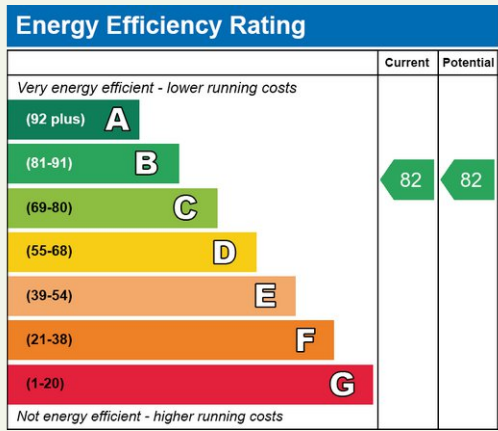
Secure parking is also available at £2,200 per year or £2,900 for an electric car bay.

Lease: 999 years from 1 January 2014 Service Charge £5,391.28 per year (reviewed annually)
Ground Rent £650 per year (adjusts every 10 years with RPI) Council tax Band - E EPC - B.

Floorplan



EPC



Features

- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- OPEN PLAN KITCHEN, LIVING & DINING AREA
- BALCONY
- PRIVATE RESIDENTS GYM, CONCIERGE & LIFT SERVICE
- LOCATED IN THE POPULAR MORELLO DEVELOPMENT
- SECURE PARKING IS ALSO AVAILABLE AT £2200 PER YEAR OR £2900 FOR AN ELECTRIC CAR BAY.