



Central Cross Apartments South End, Croydon CR0 1GU

welcome to

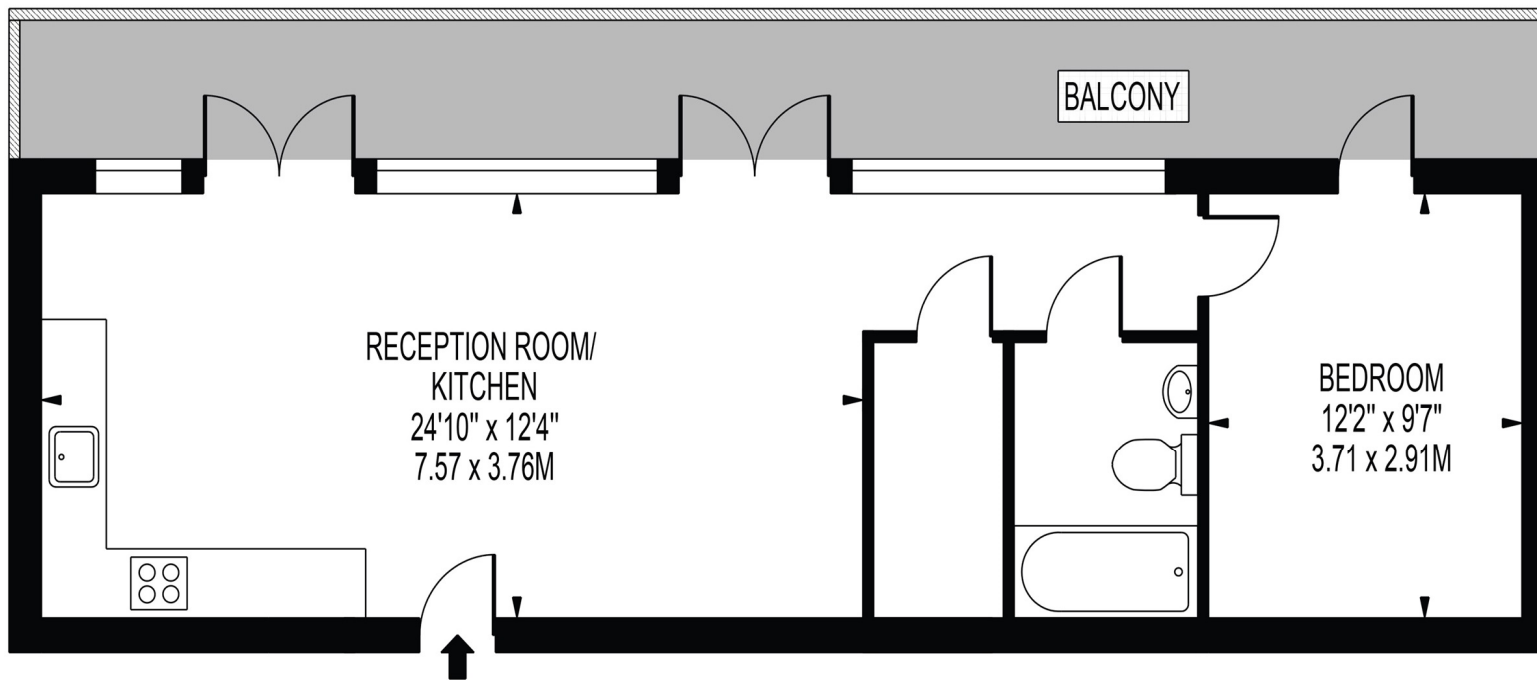
Central Cross Apartments South End, Croydon

This exceptional one-bedroom apartment forms part of the prestigious Central Cross Apartments development, designed to offer contemporary luxury in the heart of South Croydon.



CENTRAL CROSS APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 546 SQ FT - 50.69 SQ M



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Larger than many comparable flats in the area, it boasts an impressive 546 sq. ft. of internal space, complemented by full-height windows that flood the interior with natural light.

The open-plan reception and kitchen spans the width of the property, creating a true "penthouse-style" living and entertaining space, opening seamlessly onto a private balcony. The double bedroom is generously proportioned, with floor-to-ceiling glazing and ample storage, while the sleek, modern bathroom has been finished to an excellent standard.

Additional highlights include a 900+ year lease, secure allocated parking, central heating, and double glazing. Residents also benefit from being just a short stroll from East Croydon and South Croydon stations, providing fast connections to London Bridge, Victoria, and Gatwick. Box park, Restaurant Quarter, and a range of boutique amenities are all moments away, making this apartment an ideal first home, pied-à-terre, or investment.

A rare opportunity to acquire a modern apartment of this calibre in such a central location

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Central Cross Apartments South End, Croydon

- Prestigious Central Cross Development
- Generous Double Bedroom
- Private Balcony
- Secure Parking & Long Lease of 999+
- Spacious 546 sq. ft. Layout

Tenure: Leasehold EPC Rating: A

Council Tax Band: C Service Charge: 3360.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109659



Property Ref:
SCS109659 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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