



**Old School Place, Croydon CR0 4GA**



**welcome to**

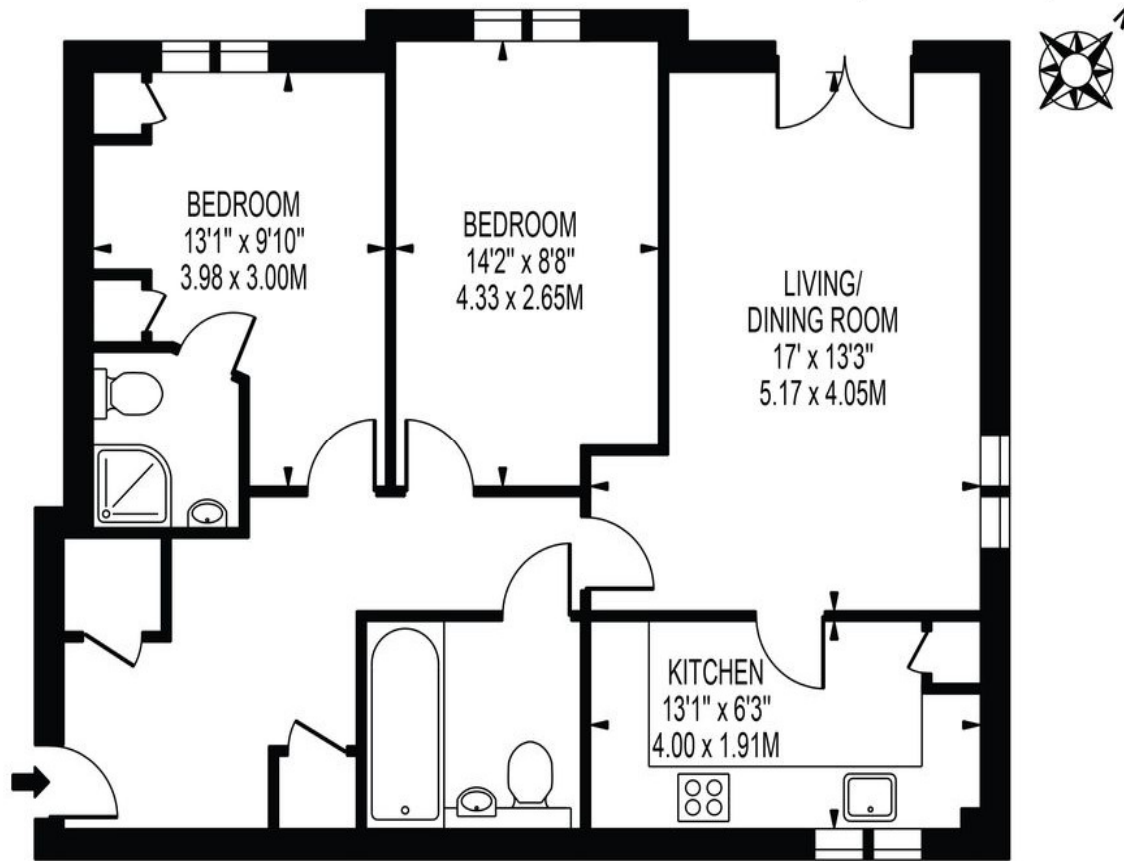
**Old School Place, Croydon**

Stylish two-bedroom apartment with new bathrooms, and flooring and a short walk to Waddon Train Station. Includes allocated parking, electric heating, and access to a communal garden.



## OLD SCHOOL PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 733 SQ FT - 68.10 SQ M



FIRST 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.

Tucked away in a well-maintained development near Duppas Hill Recreation Ground, this stylish two-bedroom, two-bathroom apartment offers a bright and contemporary living environment with a practical layout and a host of recent upgrades. With a generous 733 sq ft of internal space, the home is ideal for professionals, first-time buyers, or downsizers seeking comfort, convenience, and excellent transport links.

The apartment features a kitchen with sleek cabinetry and integrated appliances, set in a separate kitchen layout that keeps cooking and entertaining distinct. The spacious living/dining room is flooded with natural light from large windows and finished with new flooring, creating a warm and inviting atmosphere. Both bedrooms are well-proportioned, with the principal bedroom benefiting from an en-suite shower room, while the main bathroom is separate.

Additional features include electric heating throughout (no gas), allocated parking, and access to a communal garden exclusively for residents. The property also boasts a good lease, making it a secure and attractive investment.

## welcome to Old School Place, Croydon

- First floor flat
- Two bedrooms
- Two bathrooms
- Allocated parking
- Close to Waddon Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1894.36

Ground Rent: 160.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. 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  
**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SCS109785 - 0006

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