



barnard marcus

Tennyson Apartments, Saffron Central Square, Croydon CR0 2FW

welcome to

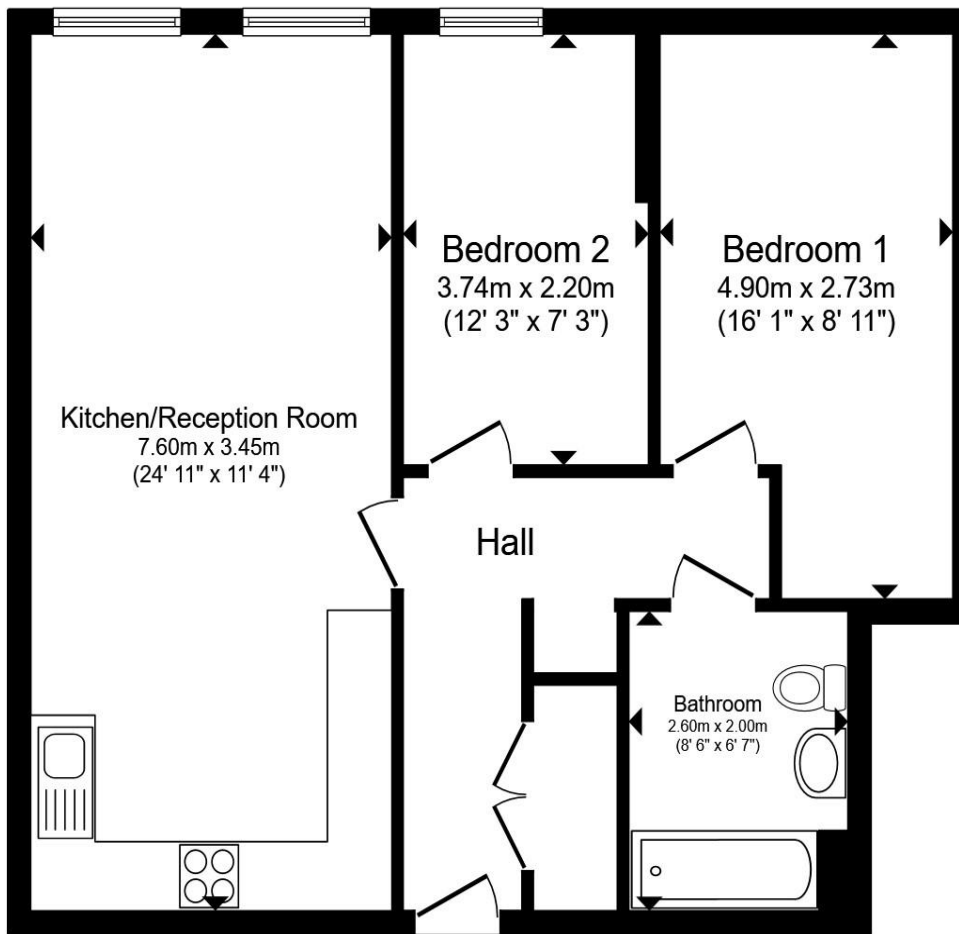
Tennyson Apartments Saffron Central Square, Croydon

Set within the sought-after Tennyson Apartments development, this impressive fifth-floor two-bedroom apartment offers bright and contemporary accommodation in the heart of Croydon. The property comprises a spacious reception room, modern fitted kitchen, two well-proportioned bedrooms and a stylish bathroom, making it an ideal purchase for first-time buyers, professionals and investors alike. Residents benefit from an excellent range of on-site amenities, including a 24-hour concierge service, a fully equipped residents' gym and beautifully maintained communal roof gardens, providing the perfect space to relax and enjoy elevated views across the surrounding area. Perfectly positioned for convenience, the apartment is moments from Croydon's extensive shopping, dining and leisure facilities. The property also boasts superb transport links, with West Croydon and East Croydon stations both within easy reach, offering fast and frequent services to Central London, Gatwick Airport and beyond, together with access to the London Overground and Tramlink network.



Disclaimer: Some photographs have been digitally enhanced or created using CGI technology to illustrate the property's potential. They are for guidance purposes only and may not reflect the property's current appearance.

Agents Note: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 62.6 m² (674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Tennyson Apartments Saffron Central Square, Croydon

- Two-bedroom fifth-floor apartment
- Lift Access
- 24-hour concierge service
- Residents' gym and communal roof gardens
- Excellent transport links via East & West Croydon stations
- Ideal first-time purchase or investment opportunity

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 5000.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Apr 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113822



Property Ref:
CRY113822 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



barnardmarcus.co.uk