

Flat 40, Croydon,
Surrey, CR0 6FL



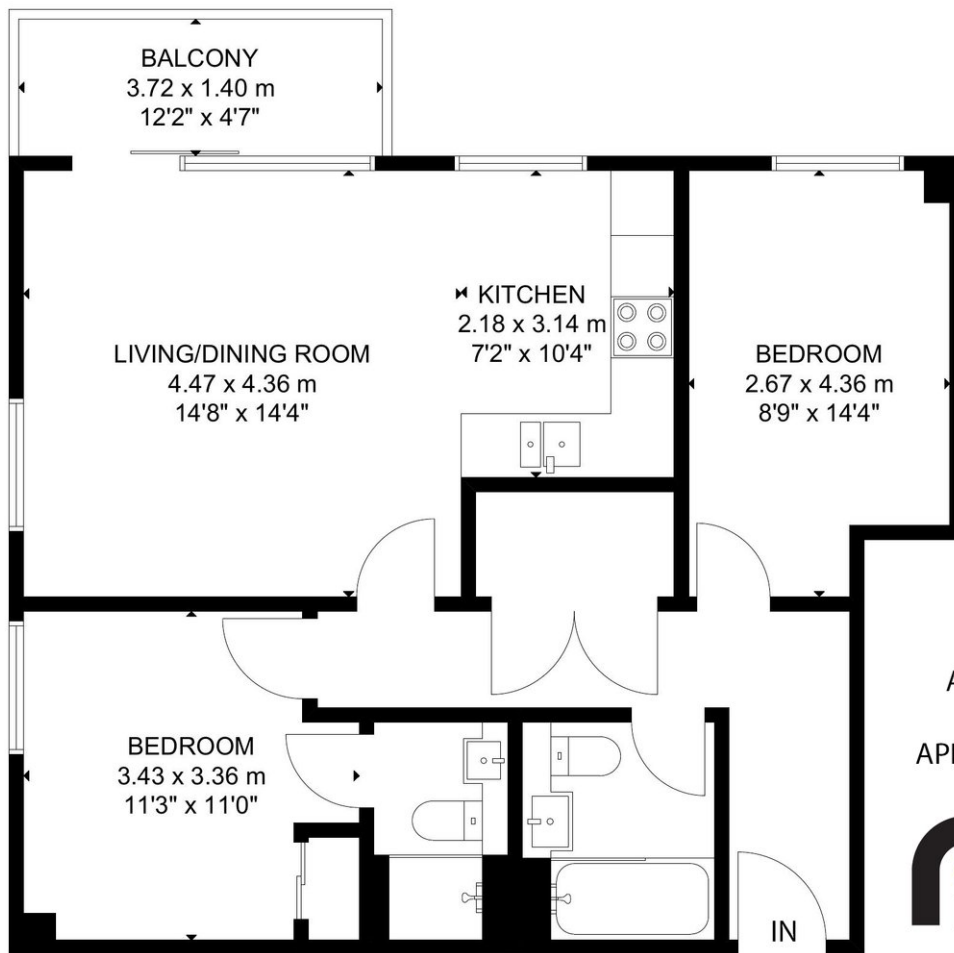
Offers in excess of £350,000

Presenting a superb two double bedroom apartment presented in immaculate condition, forming part of this ever-popular modern development moments from East Croydon Station. Offering 753 sq ft of well-planned accommodation, the property boasts a spacious and bright living room with access to a private balcony, perfect for relaxing or entertaining.

Both bedrooms are generously sized doubles, with the principal bedroom further benefiting from a stylish en-suite shower room, complemented by a generous main bathroom. A particularly useful utility cupboard provides excellent additional storage, while the property also enjoys economical electric central heating, comfort cooling, and lift access.

Residents of Amarelle Apartments enjoy excellent lifestyle facilities including a concierge service, gated communal grounds, and a resident-only gym. East Croydon Station is just moments away, providing direct links to London Bridge (14 mins), London Victoria (17 mins), St. Pancras International (30 mins) and Gatwick Airport (15 mins).

Floorplan



AMARELLE APARTMENTS CRO
GROSS INTERNAL AREA
APPROX TOTAL: 71.sq.m - 753.sq.ft



Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this Plan ©19072022. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk Tel. 07944225845

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Features

- 988 Year lease
- Service charge £5142.60 p/a reviewed yearly
- Ground rent £650 p/a reviewed every 10 years
- Immaculate two double bedroom apartment (753 sq ft)
- Bright, spacious living room with

02086817000 | sales@paul-oshea.co.uk
www.paul-oshea.co.uk