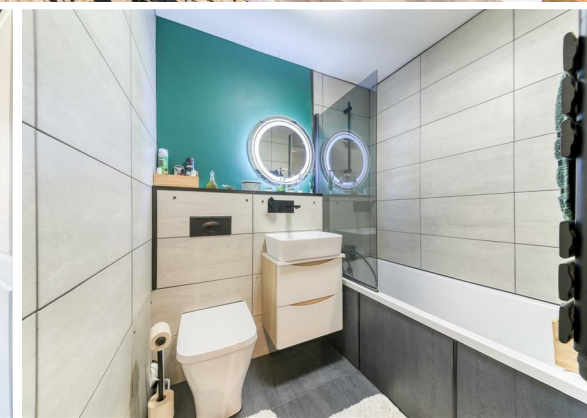
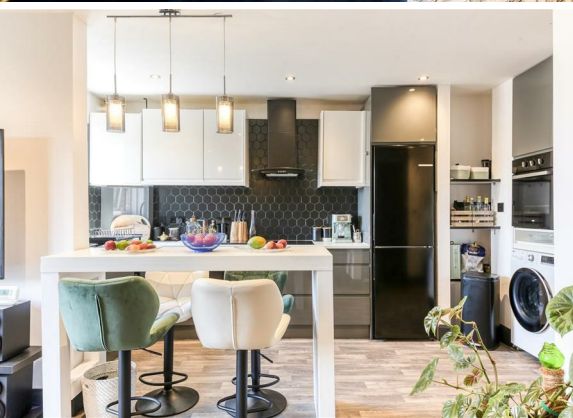




1 Bed
Flat - Purpose Built
Bratten Court
Westbury Road
Croydon

Guide price
£225,000
Leasehold

- Exceptionally well presented one double bedroom top floor flat
- Fully refurbished and modernised to a high standard throughout
- Stylish open plan kitchen with bespoke island and integrated dishwasher
- Bright reception room with excellent natural light
- Extensive storage including loft space
- New double glazing, central heating and upgraded electrics
- Gated residents parking
- Excellent transport links, as within walking distance of three stations
- Offered with a negotiated lease extension and no onward chain



Bratten Court,
Westbury Road
Croydon
CR0 2ES

Offered with a long lease extension or negotiated price to sell with current lease. With no onwads chain, this stunning purpose built apartment has been comprehensively renovated to an exceptional standard, creating a stylish and contemporary home ready to move straight into.

Occupying the top floor of a well-maintained low- rise development, the property enjoys a particularly bright and peaceful setting, with no upstairs neighbours and an abundance of natural light. Every aspect of the apartment has been thoughtfully upgraded, including new UPVC double glazing, new radiators, upgraded electrics with dimmable lighting, and a beautifully designed kitchen and bathroom.

The accommodation comprises a spacious reception room, a generous double bedroom, a sleek modern bathroom and a striking open plan kitchen featuring a bespoke island and integrated dishwasher. A particular highlight is the extensive amount of storage on offer, including access to loft space, a rare and valuable feature for a property of this type.

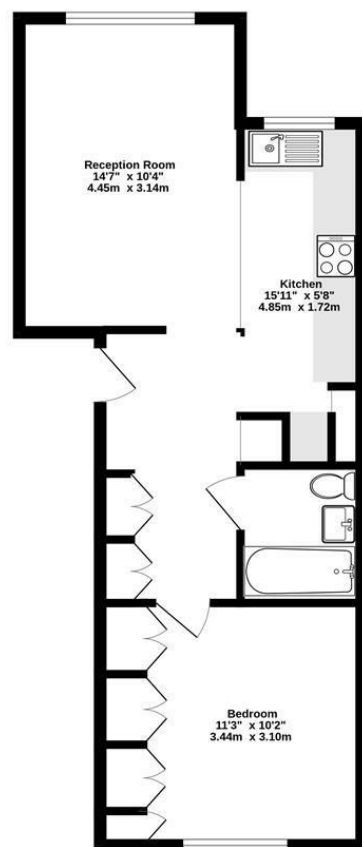
The location combines excellent connectivity with everyday convenience. East Croydon, West Croydon and Selhurst stations are all within walking distance, providing fast and frequent services into Central London and beyond. A wide range of local shops, cafes, supermarkets and amenities are close at hand, while nearby parks and green spaces offer the perfect setting for recreation and relaxation.

Finished to a high specification throughout, this standout flat combines contemporary design, practical storage and outstanding connectivity, making it an ideal choice for buyers seeking a property that is ready to enjoy from day one. Early viewing is highly recommended, so don't miss the chance to make this superb flat your new home. Lease is 86 years remaining, Ground rent £10.00pa and Service Charge £671.00pa. Council Tax Band B £2022.15





Second Floor
495 sq.ft. (46.0 sq.m.) approx.



Bratten Court, Westbury Road, Croydon, CR0
TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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