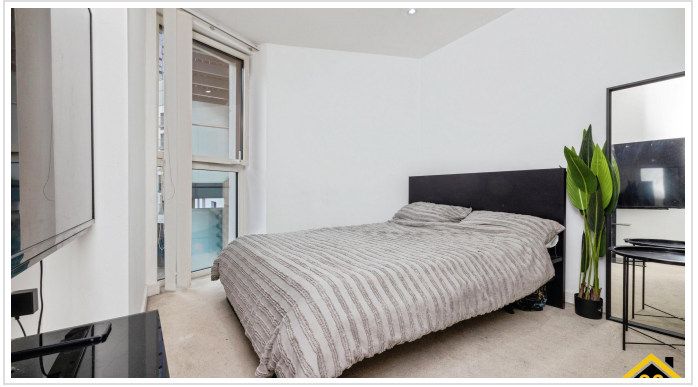


2 Bed Apartment In Waterhouse Apartments 3 Saffron Central Square,
Wellesley Road, CR0 2FR £330,000





SHORT DESCRIPTION

Property Ref: 14925 We are pleased to present an exceptional Apartment located at 3 Saffron Central Square, Croydon, CR0. This wonderful residence boasts 2 bedrooms, 2 bathrooms, and 1 living rooms, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Balcony and Allocated, Residents, Covered, Off street parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Well kept and clean, quiet living condition, with fixed underground secure parking space for one vehicle Property Type: Apartment Full selling price: £330000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 987 Yearly Ground Rent Cost: £400.00 Yearly Management Cost: £6500.00 Council tax band: E EPC rating: B Measurement: 808 sq.ft. Outside Space: Balcony Parking: Allocated, Residents, Covered, Off street Heating Type: Central, Eco Friendly, Air Conditioning Chain Sale or Chain Free: Chain free Possession of the property: Vacant

2

Bed Room(s)

2

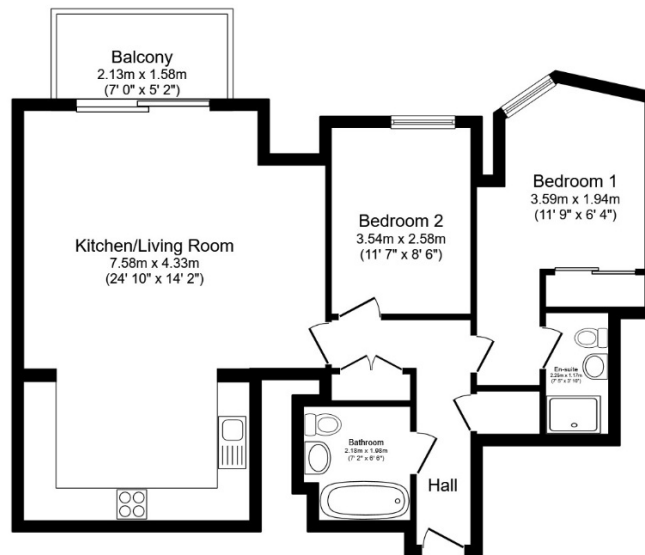
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 75.1 sq.m. (808 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).

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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