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## 1 Bed Apartment In Cornwall Road St Edmunds Court, Croydon, CR0 3RD

£250,000





## SHORT DESCRIPTION

Property Ref: 15545 Well-Positioned One-Bedroom Apartment This superb second-floor apartment offers 53 square metres of practical living space, complete with a private balcony overlooking evergreen pine trees. A rare feature is its complete privacy, with no overlooking neighbours, making it a unique find in today's urban developments. Key Features Size: Spacious modern living space with floor-to-ceiling windows Bedroom: One well-proportioned bedroom Balcony: Private balcony with tranquil views of evergreen pine trees Privacy: No neighbouring properties overlooking the apartment Storage: Ample storage with access to three secure bike sheds Prime Location Benefits Transport Links West Croydon Station: Just an 8-minute walk for Overground services and direct trains to Victoria and London Bridge East Croydon Station: 16 minutes walk for extensive rail connections across London and the South East Wandle Tram Stop: Only a 4-minute walk with services to local parks and Wimbledon Recreation and Amenities Wandle Park: Positioned at the entrance to this award-winning park Tennis Court: Brand new court facilities within the development Natural Setting: Surrounded by mature evergreen pine trees, offering a peaceful park-like environment Property Highlights Living Space Thoughtfully designed one-bedroom layout with excellent natural light Open-plan kitchen, living, and dining area Separate bedroom with built-in wardrobe Private balcony ideal for morning coffee or evening relaxation Uninterrupted views of evergreen pine trees Enhanced privacy with no overlooking properties Premium Specification Underfloor heating throughout for comfort and efficiency Symphony Woodbury kitchen in platinum grey gloss with integrated appliances Large fridge freezer and washing machine included Three storage cupboards plus a built-in wardrobe in the bedroom High-speed broadband is ready for immediate connection Amtico flooring in the living areas and wool-mix carpet in the bedroom Stylish bathroom suite with a heated chrome towel rail Practical Features Secure communal bike storage facilities Excellent natural light throughout the home Video door entry system for added security Minutes away from Sainsbury's, Marks and Spencer Food, Lidl, and Aldi Lifestyle Benefits Direct access to award-winning green space at Wandle Park Perfect for professionals needing fast transport links Ideal for those who value privacy and natural surroundings Tennis enthusiasts can enjoy new on-site court facilities Excellent for cyclists with secure storage rooms The Perfect Urban Retreat This outstanding one-bedroom apartment combines the convenience of city living with the tranquility of nature. With its gateway position at Wandle Park and superb transport links to central London, it represents an excellent choice for both homebuyers and investors. The private balcony overlooking pine trees and the absence of neighbouring windows create a level of peace rarely found in urban developments. Added benefits such as extensive bike storage and the newly built tennis court enhance the lifestyle appeal of this modern home. Local Context Croydon is currently undergoing major regeneration, with the North End Quarter masterplan endorsed in March 2025 set to deliver thousands of new homes alongside revitalised retail, leisure, and cultural spaces. This further enhances the long-term value and appeal of the area. Property Type: Apartment Full selling price: £250000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Years): 119 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2006.76 Council tax band: C EPC rating: B Measurement: 604 sq.ft. Possession of the property: Occupied

1

Bed Room(s)

1

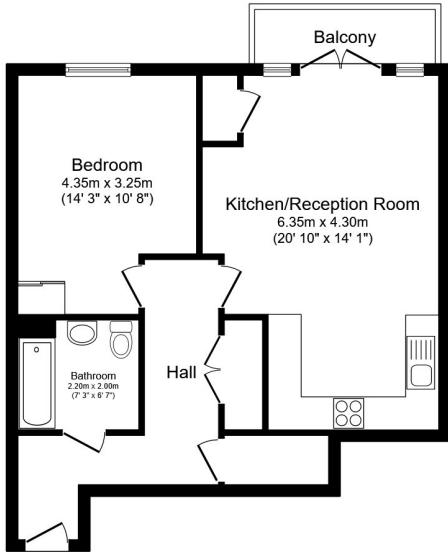
Bath Room(s)

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.

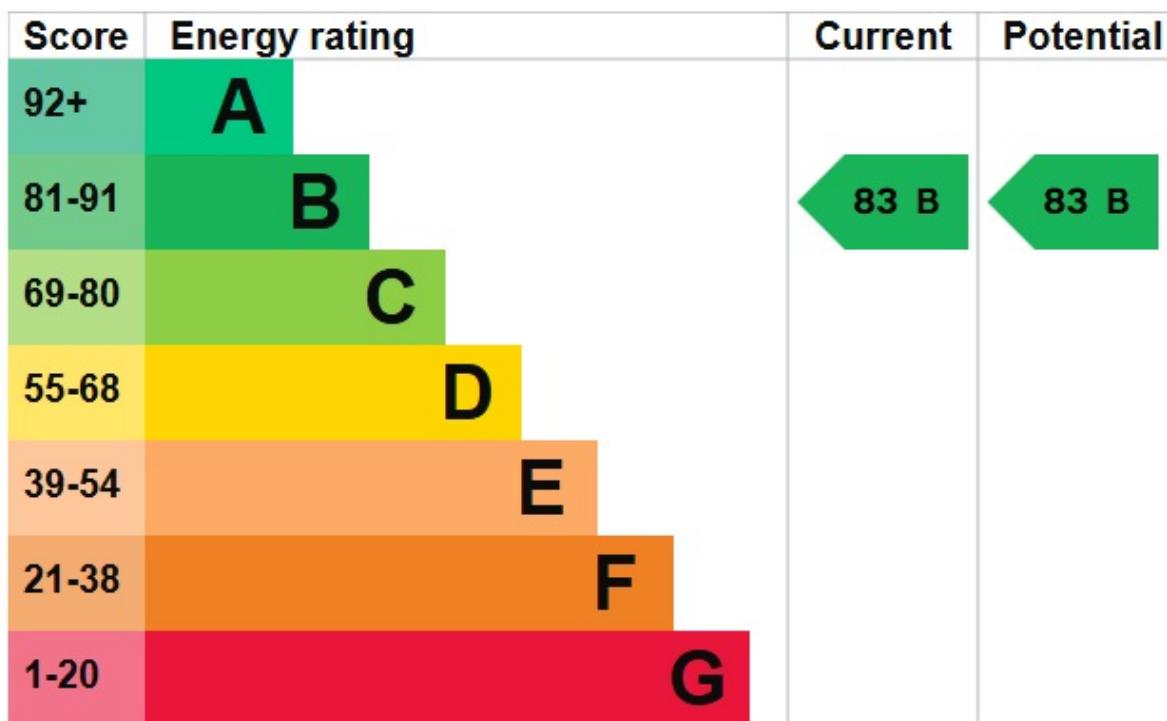


Total floor area 56.1 sq.m. (604 sq.ft.) approx

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.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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