

## 99Home Ltd.

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## 1 Bed Flat In Tennyson Apartments 1 Saffron Central Square, Croydon, CR0 2FW £199,950











## **SHORT DESCRIPTION**

Property Ref: 15679 987 YEAR LEASE. PRICED to Sell FAST. Stylish modern apartment. Private car park available. Underfloor heating in every room. For further information or to arrange a viewing: Please fill out the contact form below — this will send your message directly to me. The form isn't specific to this advert (I know, it's a bit awkward!) — but don't worry, I'll still receive your enquiry personally. Once I do, I'll reply with my direct phone number and email address so we can arrange viewings or answer any questions quickly. I'll also send you a YouTube link with a full walkthrough of the building and the apartment so you can get a proper feel for it before visiting. Unfortunately I'm not allowed to list my contact details directly on this advert — but you only need to fill out the contact form once. 987 Year Lease! Modern One-Bedroom Apartment Tennyson Apartments, Saffron Square, Croydon CRO Or depending where you are looking there may be a link on this advert you can click on and go directly. Enjoy nearly a millennium of ownership with this long-lease one-bedroom apartment in Croydon's landmark Saffron Square development, designed for effortless modern city living. Located on the 4th floor, the apartment features a bright open-plan layout, full-height glazing, and efficient underfloor heating. Every detail reflects comfort, convenience, and contemporary design. Residents enjoy access to a 24-hour concierge, private residents gym, secure underground car park, cycle storage, and roof terraces with panoramic city views. All part of a beautifully maintained, community-focused development. The service charge is fully paid until December 2025, meaning no management costs for the remainder of the year. Key Highlights 987-year lease. Virtual freehold Ground rent: £250 per year Service charge paid up to Dec 2025 24 hour concierge and on-site residents gym Secure underground parking and bike storage Underfloor heating with efficient communal system Double glazing throughout. Quiet and energyefficient Roof terraces, landscaped gardens and community areas Video entry linked directly to your phone Tram stop directly outside the building connecting across Croydon and into Wimbledon 2 mins to West Croydon. 5 mins to East Croydon Station Close to shops, cafes, Boxpark and London transport links Strong residents community with annual events and meetings. Ideal for first-time buyers or investors. A rare opportunity to own a long-lease apartment in one of Croydon's best-managed developments Modern, secure, and ready to move in or rent out immediately. Property Type: Flat Full selling price: £199950.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 987 Council tax band: D EPC rating: C Measurement: 419.793 sq.ft. Outside Space: Communal Garden, Shared Garden, Enclosed Garden, Roof Garden Parking: Communal, Private, On street Heating Type: Underfloor Heating, Double Glazing, Central Heating, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant



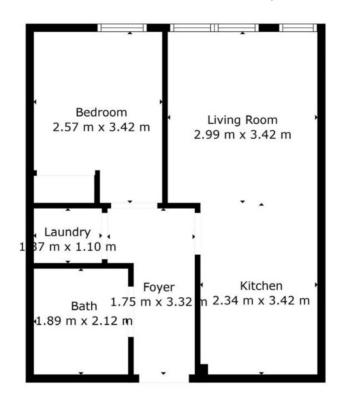




## **FLOOR PLAN**

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

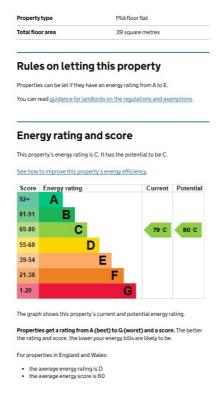
All measurements are a maximum and include wardrobes and bay windows where applicable.





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