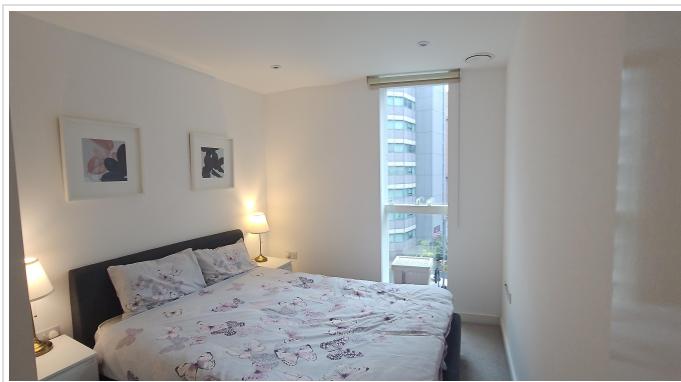


1 Bed Flat In Tennyson Apartments 1 Saffron Central Square, Croydon, CR0 2FW  
£194,950



# 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 CR0 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 energy-efficient 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: £194950.00 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 -----

1

Bed Room(s)

1

Bath Room(s)

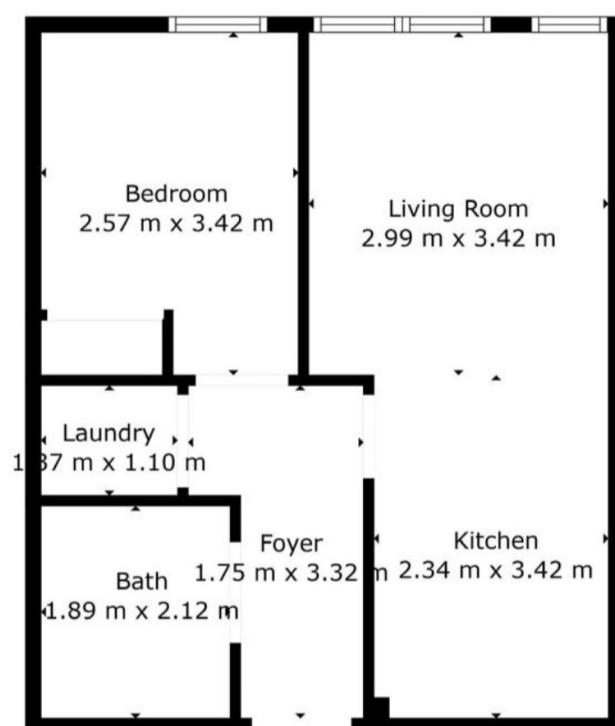
1

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.



# 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.

Property type	Mid-floor flat
Total floor area	39 square metres

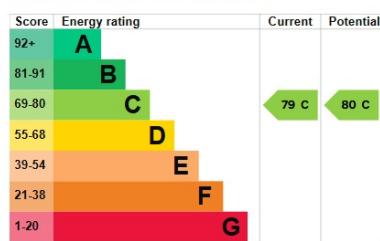
## Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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