



FOLKLANDS

SAFFRON CENTRAL SQUARE, CROYDON

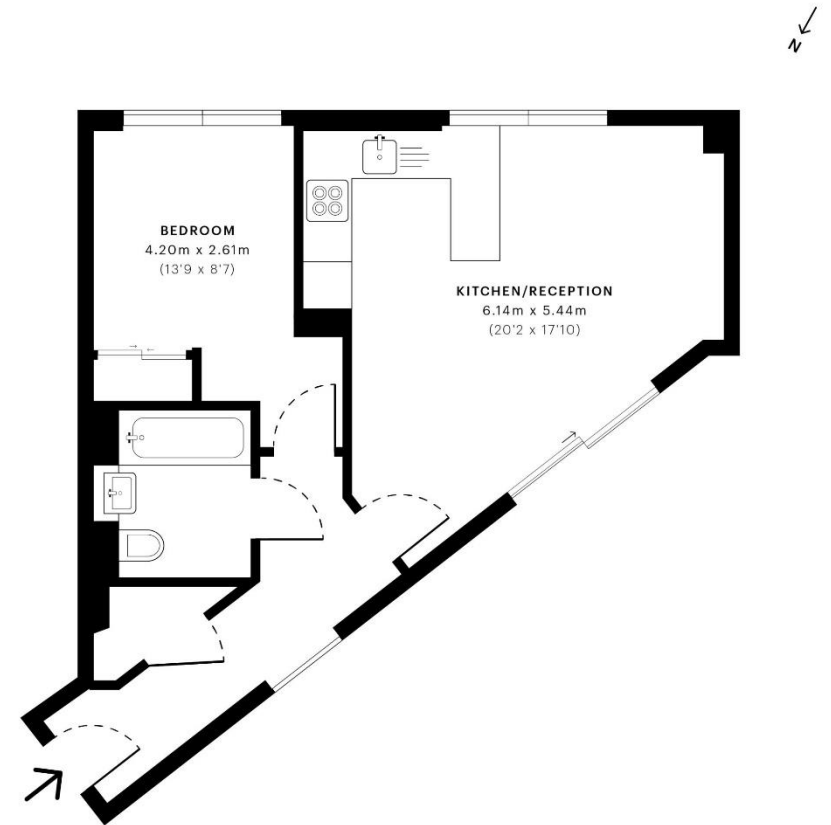
GUIDE PRICE £270,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
47.77 sqm / 514.19 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
45.16 sqm / 486.10 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.6 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 47.77 sqm / 514.19 sqft
IPMS 3C RESIDENTIAL 45.74 sqm / 492.34 sqft

SPEC ID: 5fec7965b7106b0dad103f03

- ❖ ONE DOUBLE BEDROOM - FIRST FLOOR
- ❖ SIGNATURE DEVELOPMENT
- ❖ 0.2 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ PRIVATE BALCONY WITH COURTYARD VIEWS
- ❖ ULTRA LONG LEASE WITH CIRCA 992 YEARS REMAINING
- ❖ CHAIN FREE WITH FURNITURE OPTION
- ❖ CONCIERGE SERVICE 24/7
- ❖ EPC EER C



**** Chain Free with Furniture Option **** A superbly presented one double bedroom first floor apartment, situated within this prestigious development built by Berkeley Homes in 2013, conveniently located only 0.2 miles from West Croydon train station and 0.4 miles from East Croydon train station.

This stylish apartment enjoys a quiet position within the development, with views over the communal courtyard, and is offered with an ultra-long lease of circa 992 years. Additionally, occupants enjoy access to the resident's gym, a 24hr concierge service and access onto the communal roof gardens.

The accommodation comprises a utility cupboard, a stylish bathroom suite with shower over bath, a double bedroom with built in wardrobes, and a large open-plan kitchen/reception room with patio doors leading onto the private balcony.

Furthermore, this property enjoys an array of conveniences on its doorstep, is within walking distance of the popular Boxpark complex, and is only a short walk from Croydon town centre with its plethora of shops, bars & restaurants. In our opinion, this property would make an excellent first time buy or long-term investment.

