



Saffron Central Square, Croydon, CR0

Asking Price: £300,000

Benham
& Reeves

Pinnacle Apartments, Saffron Central Square, Croydon, CR0

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This brilliant dual aspect one bedroom flat set on the 24th floor of a modern purpose-built block, providing stunning, panoramic views of the city. The living room is bright with large floor to ceiling windows and the open-plan kitchen includes integrated appliance and is finished to a good standard. The bedroom is well sized and includes a walk-in wardrobe. There is also a modern, fully tiled three piece bathroom.

Saffron Square is a contemporary and modern development located in the heart of Croydon. The development provides a modern living experience with a 24-hour concierge, private gym and lounge. There are plenty of shops and restaurants moments away.

Residents benefit from the transport link being close by, with West Croydon bus/tram station just a stone's throw away and East Croydon (Southern Rail, Southeastern Rail, Thameslink & Gatwick Express - Zone 5) station also located close to the development.

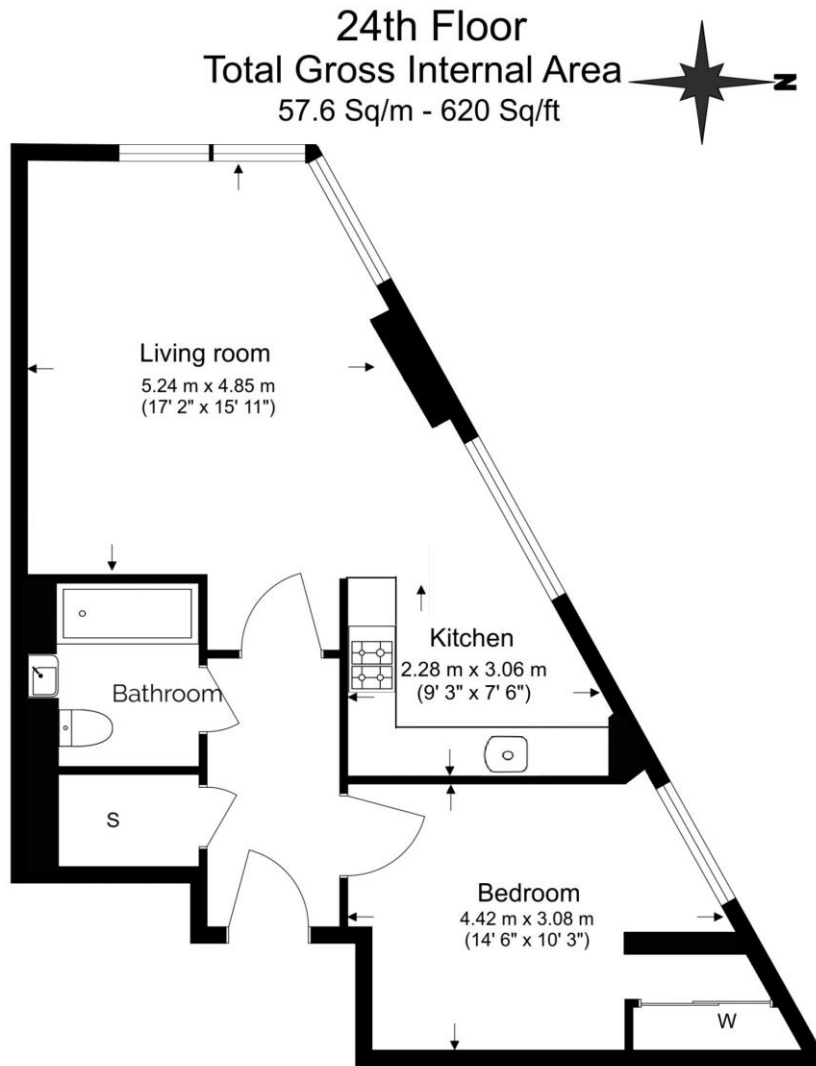




Property Features:

- One Bedroom
- One Bathroom
- 620 Square Feet (Approx.)
- 24th Floor
- Modern Interior
- Concierge
- West Croydon Station (0.2 Miles) - Southern and Thames Link – Zone 5
- East Croydon Station (0.6 Miles) - Southern Rail, Southeastern Rail, Thameslink & Gatwick Express - Zone 5





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£300,000
Tenure:	Leasehold Expires 22/12/3010 Approximately 986 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2024
Service Charge:	£4,000.00 (per annum) for the year 2024
Anticipated Rent:	£1,300.00 pcm Approx. 5.2 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

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