



Pinnacle Apartments, Saffron Central Square, Croydon, CR0

Asking Price: £290,000

Benham
& Reeves

Pinnacle Apartments, Saffron Central Square, Croydon, CR0

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an impressive 676 square feet (approximately), is this beautifully presented one bedroom flat set on the 24th floor. The flat provides spectacular city views, with floor to ceiling windows throughout, including the dual-aspect living room so you are never short of natural light. The bedroom is spacious and includes built-in wardrobes. The open-plan living room and kitchen is great for hosting guests, the kitchen is well designed and includes integrated appliances. Additionally, there is a utility room and a three piece bathroom suite.

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 links 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.



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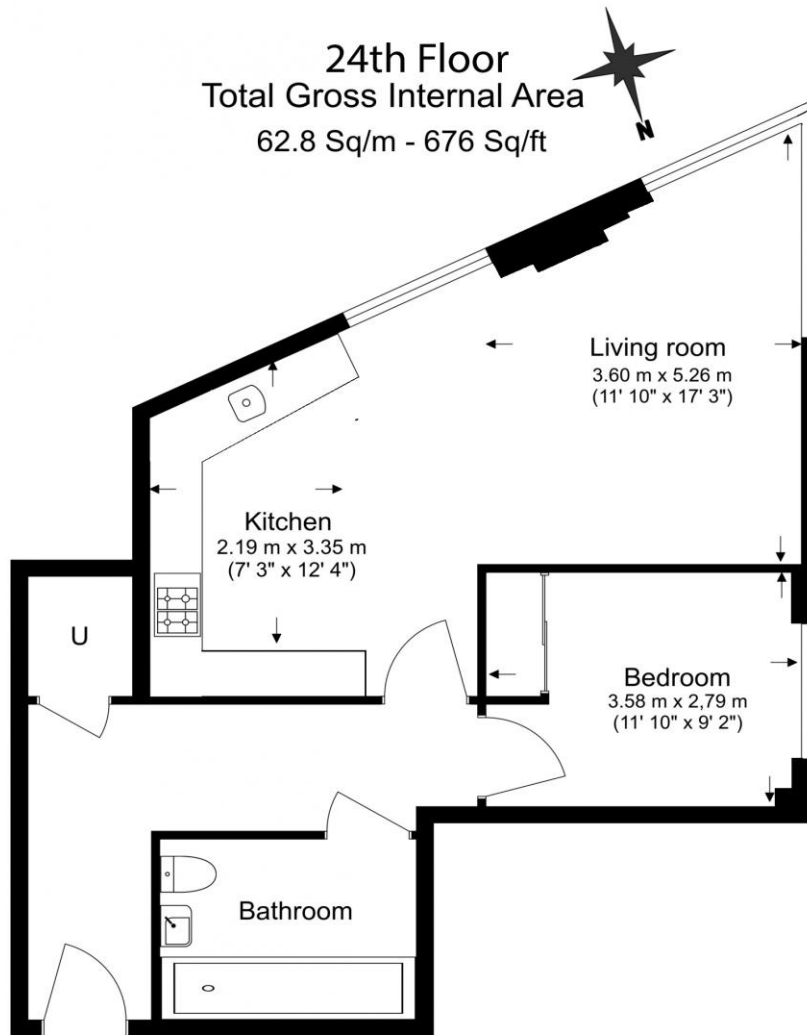


Property Features:

- One Bedroom
- One Bathroom
- 676 Square Feet (Approx.)
- 24th Floor
- Modern Interior
- Concierge
- West Croydon Station (0.2 Miles) - Southern and Thames Link
- East Croydon Station (0.6 Miles) - Southern and Thames Link



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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	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

Asking Price:	£290,000
Tenure:	Leasehold Expires 10/12/3010 Approximately 985 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2025
Service Charge:	£3,986.00 (per annum) for the year 2025
Anticipated Rent:	£1,500.00 pcm Approx. 6.2 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

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