



## PINNACLE APARTMENTS

**£325,000**

Beautifully presented two-bedroom, two-bathroom apartment located in the highly regarded Saffron Square development in the heart of Croydon, just a short walk from both East and West Croydon stations. This modern home is in excellent condition throughout, offering bright, spacious interiors and a high-quality finish. The property features a generous open-plan living, dining, and kitchen area with integrated appliances, sleek white gloss units, and stylish design details. Both bedrooms are good-sized doubles, with the master benefiting from a private en-suite, and there's a well-appointed family bathroom with elegant tiling. Additional highlights include underfloor heating, triple glazing, ample built-in storage, and a washer-dryer. Residents benefit from fantastic on-site amenities including a free-to-use gym, a communal rooftop terrace, a business lounge/library, bike storage, 24-hour concierge, and a Tesco Express on the ground floor. The location offers superb connectivity, with West Croydon station just 6 minutes away, providing Overground and Southern services. Local landmarks such as Croydon University Hospital, Whitgift Shopping Centre, and Wandle Park are also within easy reach, making this an ideal home for professionals, investors, or first-time buyers seeking convenience, comfort, and lifestyle.

- 24hr Concierge
- Residents gym
- Residents Lounge

**VIEWING BY APPOINTMENT WITH 1ST AVENUE. CALL: 020 8603 7107**

# APARTMENTS, SAFFRON CENTRAL SQUARE, CROYDON, SURREY CRO 2GE

£325,000



Total Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

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