



Boniface House, Canterbury Road, Croydon, Surrey, CR0 3HH

£280,000 Leasehold

- No ground rent
- Second floor apartment offering elevated privacy and pleasant outlooks.
- Two generously sized double bedrooms providing comfortable and versatile living space.

- Beautifully presented modern décor throughout, creating a bright and contemporary interior finish.
- 114-year lease providing long-term security for owner occupiers and investors.
- Competitive £111 per month service charge including building insurance.

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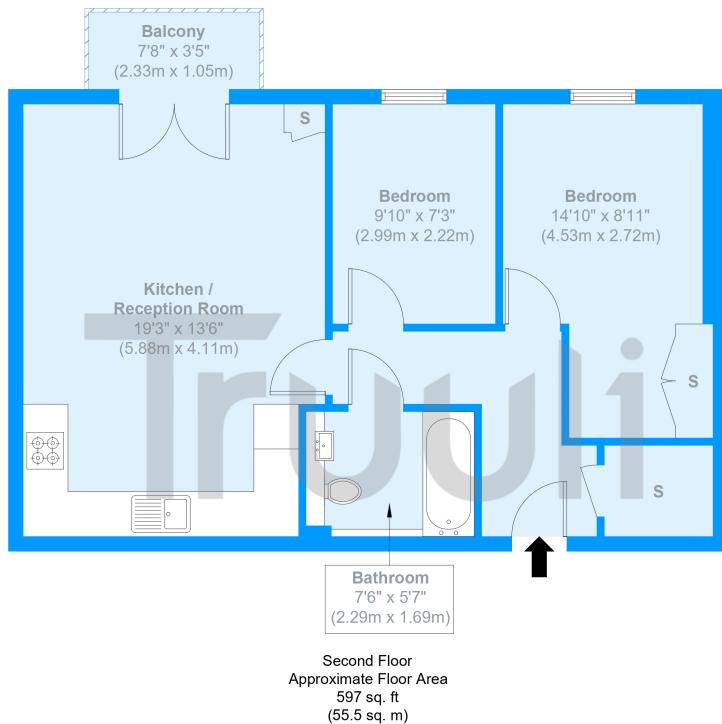
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Step inside to find two well-proportioned double bedrooms, thoughtfully designed to offer comfort and a restful atmosphere. The bright and spacious reception room creates a welcoming setting, ideal for relaxing, entertaining, or enjoying peaceful evenings at home.

The modern bathroom is finished with sleek fittings and a contemporary design that complements the overall style of the flat. A key highlight of the property is the private terrace; a rare and desirable feature, providing a peaceful outdoor space perfect for enjoying morning coffee or unwinding at sunset.

Residents also benefit from access to beautifully maintained communal gardens, offering generous space for leisurely walks, socialising and enjoying a friendly community environment.

Boniface House



Approximate Gross Internal Area = 55.5 sq m / 597 sq ft

Balcony = 2.5 sq m / 27 sq ft

Total = 58 sq m / 624 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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