

Maraschino Apartments, Cherry Orchard Road, Croydon, Surrey, CR0 6FJ

375000 £375,000 Leasehold

- Immaculate condition, ready to move in
- 3 mins to East Croydon Station
- Large master bedroom with en-suite bathroom
- Large balcony
- Secure property with two fob-only access doors
- Secure bike racks in basement
- On-site gym
- Concierge service
- Secure underground parking with electric charging spots

Southbridge Place, Surrey, CR0 4HA

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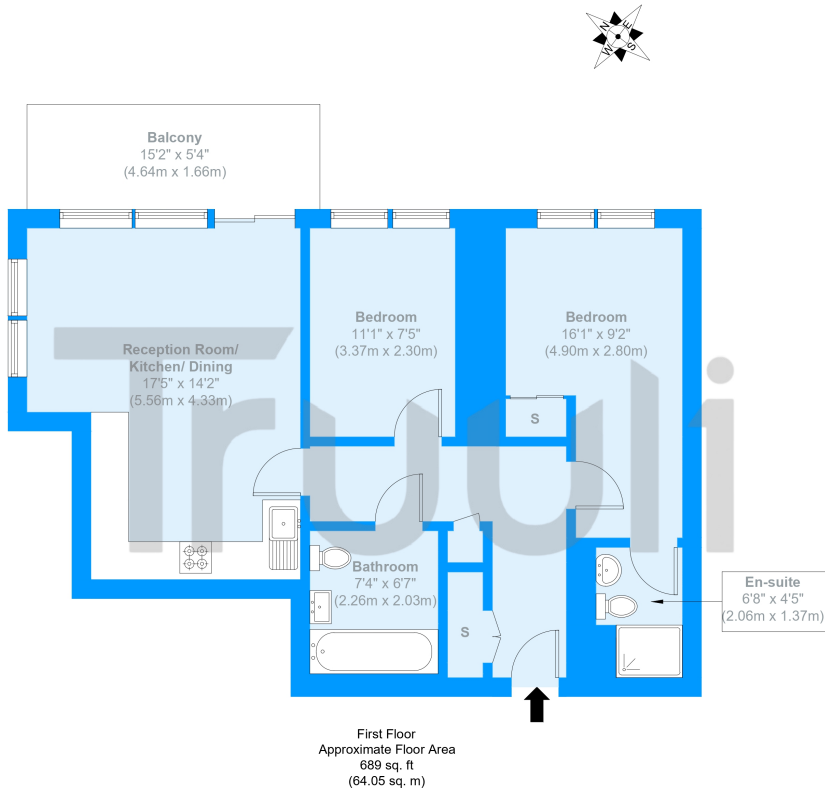
Vendor's comments"This was my very first property as a young professional, and after spending the last seven years living here, it's a bittersweet moment. I love this space, but we now need to upsize.

The flat is in the best location you could ask for—less than a three-minute walk to East Croydon Station, with access to London Victoria in 20 minutes, London Bridge in under 15 minutes, Gatwick Airport in 15 minutes, you won't want to fly from anywhere else again! Or make your way to Brighton in under an hour for a seaside escape.

One of its standout features is the a spacious balcony, which we've decorated with plants and a cosy egg chair for the summer months. Residents also have access to a large private garden, located right in front of the balcony, where people often bring their dogs -my wife is obsessed! There's also another garden behind the building, offering more privacy—perfect for a summer picnic.

This flat has been a wonderful home, combining convenience, comfort, and community, and I'm sure the next owner will love it just as much as we have."

Cherry Orchard Road



Approximate Gross Internal Area = 64.05 sq m / 689 sq ft
Balcony = 7.70 sq m / 82 sq ft
Total = 71.75 sq m / 772 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 doubt as to the accuracy of the information, you should seek out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	84	84
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

