

PINNACLE APARTMENTS, SAFFRON CENTRAL SQUARE

£229,500

Located in the Saffron Square development in the heart of Croydon's CBD, this spacious one bedroomed flat is home to a fully integrated kitchen, large reception area with floor to ceiling windows and beautiful fitted bathroom. Further benefits to the development are private residents lounge, residents only gym, café and onsite Tesco. No Parking Available. This property comes chain free, and there is currently a tenant in situ.

This property is leasehold and the lease is 999 years from 2012

The service charge is £3464 per annum (2023) approx

The ground rent is £250 per annum (2022)

Council Tax is band D which is £2,239.56 per annum

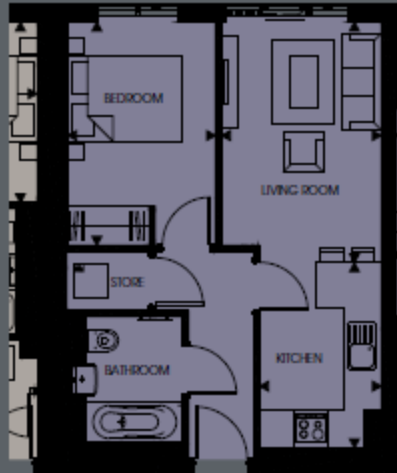
The total square footage is 447 sqft approx

- Town centre location
- Centrally-provided underfloor heating and hot water
- Excellent transport links to London, Gatwick and coast

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

**FLAT 39 PINNACLE
APARTMENTS, SAFFRON
CENTRAL SQUARE,
CROYDON CR02FR**

£229,500



APARTMENT 02 / 1 BED	41.60 sq m	447 sq ft
Living Room	2.81m x 4.22m	9' 2" x 13' 10"
Kitchen	2.14m x 3.25m	7' 0" x 10' 7"
Bedroom	2.60m x 3.92m	8' 6" x 12' 10"

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