

GREEN DRAGON  
HOUSE



## 1 bed apartment to buy in CR0

64-70 High Street, Croydon, CR0 1FT

**£145,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Fifth Floor One Bedroom
- ✓ Open Plan Kitchen
- ✓ Allocated Parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Modern One-Bedroom Apartment with Parking in Prime Central Croydon Location

Set on the fifth floor of a sought-after contemporary development, this stylish one-bedroom apartment offers bright, modern living in the vibrant heart of Croydon.

The property features a sleek open-plan kitchen and living space, complete with hardwood flooring, premium granite surfaces, and high-quality Bosch appliances. The double bedroom is well-proportioned, while the bathroom showcases a modern, high-spec finish.

Additional benefits include an allocated parking space, no onward chain, and access to excellent residents' amenities including a concierge service and a spacious lounge with a pool table.

Ideally positioned for commuters, the apartment is moments from East Croydon Station and a choice of tram connections, with an array of shops, cafés, and restaurants right on the doorstep.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 990

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,800.00

Price: Starting Bid £145,000

Property Type: Apartment

Parking: Allocated

Year built: 2016

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

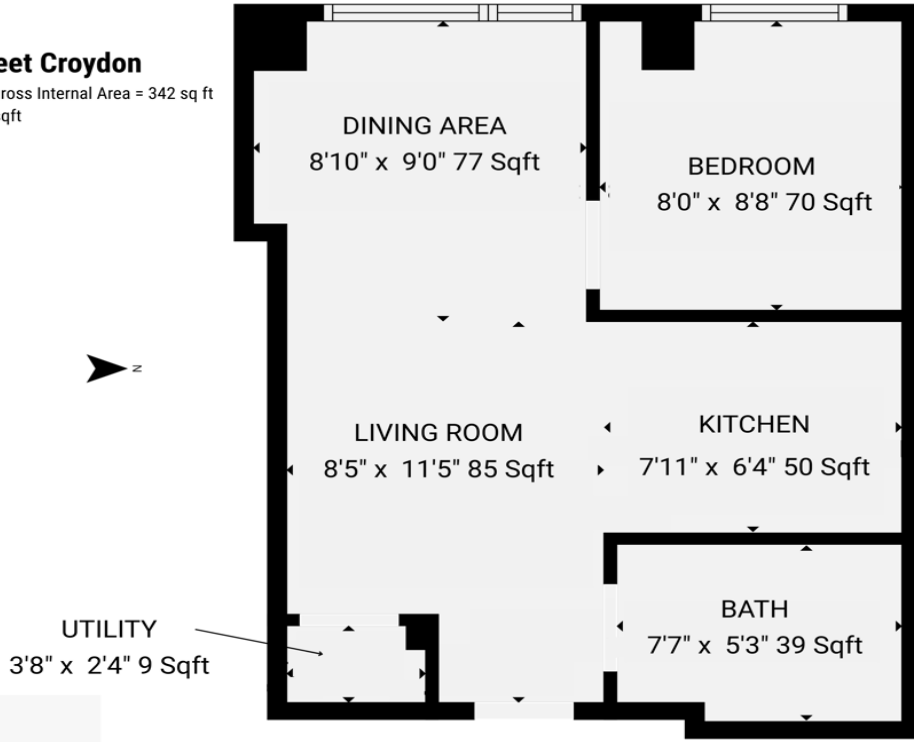
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## High Street Croydon

Approximate Gross Internal Area = 342 sq ft  
Floor 1 = 342 sqft



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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