

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

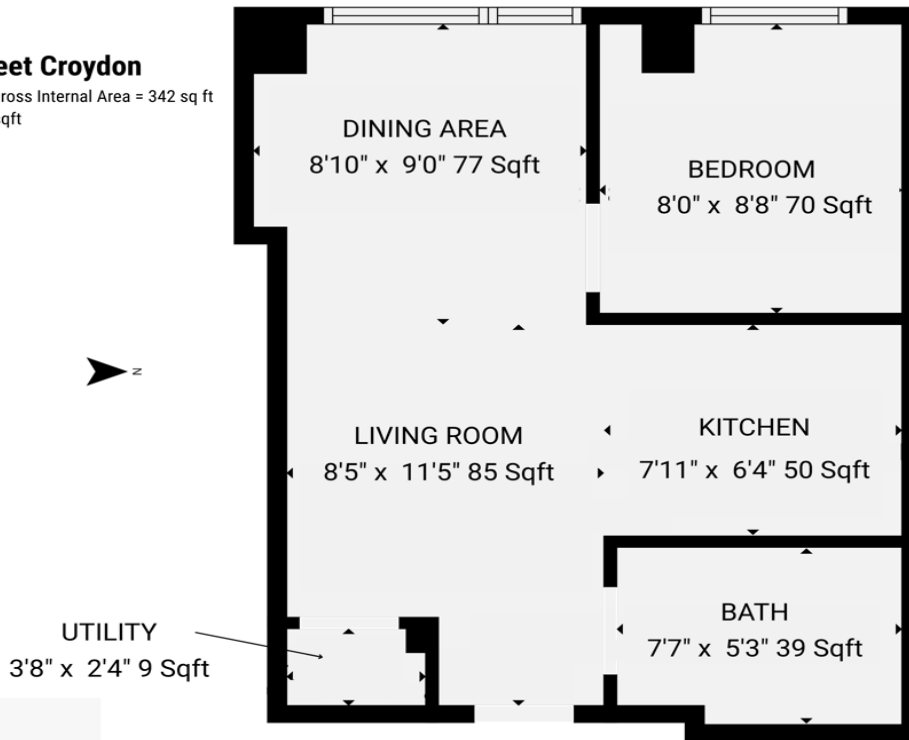
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## High Street Croydon

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



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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:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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