



**1 Bed
Flat - Purpose Built
located in Croydon**



Academy Gardens Croydon CR0 6QH



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Entrance porch

Communal entrance. Entry phone system. Lift and stairs to all floors.

Reception room

UPVC double glazing windows to side. Two radiators. Laminate wood flooring.

Kitchen

UPVC double glazed window to rear. Wall mounted boiler. Range of wall and base units with work surfaces over. Built-in oven and hob. Space for washing machine and fridge/freezer. Ceramic tiled flooring.

Bedroom

UPVC double glazed windows to rear. Radiator. Carpet as laid.

Bathroom

UPVC double glazed window to rear. Panelled bath with electric shower. Vanity wash hand basin. Low level wc. Heated towel rail. Tiled walls and flooring. Extractor fan.

Storage shed

On ground floor

Parking

Communal parking.

Tenure

"We are advised by the vendor(s) that the tenure is Leasehold with 87 years remaining, Maintenance charge £890pa, Ground rent £10%pa and Building Insurance £221.00" (Awaiting verification).

Authority

London Borough of Croydon Band B £1840.93

£200,000

This charming one-bedroom purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 484 square feet, the property is located on the sixth floor, providing delightful views and a sense of tranquillity away from the hustle and bustle below.

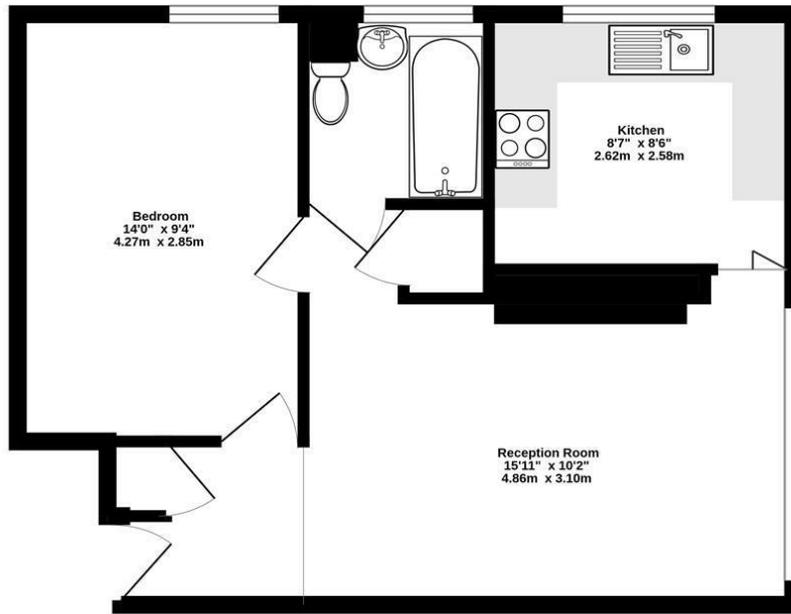
The flat features a well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom is a cosy retreat, perfect for restful nights, while the bathroom is designed for practicality and ease.

One of the standout features of this property is its proximity to local amenities and shops in Addiscombe, making daily errands a breeze. Additionally, the excellent transport links, including the Tram link services and East Croydon Station, ensure that commuting to central London and beyond is both quick and efficient.

This flat is an excellent opportunity for first-time buyers or investors looking to enter the Croydon property market. With its prime location and well-designed living space, it promises a comfortable lifestyle in a vibrant community. Do not miss the chance to make this delightful flat your new home.



Sixth Floor
470 sq.ft. (43.7 sq.m.) approx.



Academy Gardens, Croydon, CR0
TOTAL FLOOR AREA: 470 sq.ft. (43.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

DIRECTIONS

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