

45 CONNERSVILLE WAY, CROYDON CR0 4FR

GUIDE PRICE £275,000

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WELCOME TO THIS MODERN 2-BEDROOM APARTMENT LOCATED IN TUDOR COURT ON CONNERSVILLE WAY IN THE VIBRANT AREA OF CROYDON. THIS DELIGHTFUL PROPERTY, BUILT AROUND 2015, OFFERS A CONTEMPORARY LIVING EXPERIENCE WITH GENEROUS SPACE THROUGHOUT.

AS YOU ENTER, YOU ARE GREETED BY A WELL-DESIGNED OPEN-PLAN KITCHEN/RECEPTION ROOM THAT PROVIDES A PERFECT SETTING FOR RELAXATION OR ENTERTAINING GUESTS AND INCLUDES A BALCONY IDEAL FOR COFFEE MORNINGS IN THE SUMMER. THE APARTMENT FEATURES TWO COMFORTABLE BEDROOMS, PERFECT FOR A SMALL FAMILY OR PROFESSIONALS SEEKING A HOME OFFICE SPACE. WITH TWO BATHROOMS, CONVENIENCE IS AT YOUR FINGERTIPS, ENSURING THAT MORNING ROUTINES RUN SMOOTHLY. THE APARTMENT ALSO BENEFITS FROM A SECURE UNDERGROUND PARKING SPACE.

THE LOCATION IN CROYDON IS PARTICULARLY APPEALING, AS IT COMBINES THE CHARM OF SUBURBAN LIVING WITH EASY ACCESS TO THE BUSTLING CITY LIFE. RESIDENTS CAN ENJOY A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, RESTAURANTS, AND PARKS, ALL WITHIN WALKING DISTANCE. ADDITIONALLY, EXCELLENT TRANSPORT LINKS INTO LONDON INCLUDING TRAM STOPS MOMENTS AWAY AND A 20-MINUTE WALK TO WEST CROYDON STATION.

THIS APARTMENT IS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING FOR A STYLISH AND PRACTICAL HOME IN A THRIVING COMMUNITY. WHETHER YOU ARE A FIRST-TIME BUYER OR AN INVESTOR, THIS PROPERTY IS SURE TO MEET YOUR NEEDS. DO NOT MISS THE CHANCE TO MAKE THIS LOVELY APARTMENT YOUR NEW HOME.

SERVICE CHARGES £2952 PER ANNUM AS ADVISED BY VENDOR.
GROUND RENT £391.44 PER ANNUM AS ADVISED BY VENDOR.

- 2 BEDROOM, 2 BATHROOM MODERN APARTMENT
- IDEALLY LOCATED FOR A HOST OF AMENITIES
- NO ONWARD CHAIN
- UNDERGROUND PARKING
- EPC RATING : B
- COUNCIL TAX BAND : C

