



2 bed apartment to buy in CR0

Whitehorse Road, Croydon, London,
Sutton , CR0 2AX

£195,000 Starting Bid

H x 2 **D x 1** **B x 1**

Tenure

Leasehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Prime Location
- ✓ Concierge
- ✓ 2 Bedroom
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This elegant 8th-floor, 2-bedroom apartment in the sought-after Fitzroy Court offers a unique opportunity to enjoy modern living with breathtaking southwest-facing views that stretch across parts of London. Set in the heart of Croydon, this bright and spacious apartment is perfect for those seeking comfort and convenience.

The large open-plan living area is designed to maximize space and natural light, featuring a contemporary, fully fitted kitchen equipped with integrated appliances, making it ideal for both entertaining and everyday living.

Both bedrooms are generously sized, offering ample storage space, while the sleek, modern bathroom is finished to a high standard.

The apartment also benefits from a concierge service available Monday to Friday, ensuring convenience and security for residents.

Additionally, there is an allocated off-street parking space, a rare and valuable feature for properties in such a central location.

Fitzroy Court's prime location is perfect for commuters and those who enjoy a vibrant urban lifestyle. It is situated just a short walk from East Croydon, West Croydon, and Selhurst stations, providing excellent transport links into Central London, Gatwick, and beyond. The apartment is also within easy reach of Croydon town centre, offering a variety of shopping, dining, and entertainment options, as well as green spaces and leisure facilities.

With its spacious layout, stunning views, and convenient location, this apartment presents a fantastic opportunity for professionals, couples, or small families looking for a stylish and well-connected home.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 98

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £4,100.00

Price: Starting Bid £195,000

Property Type: Apartment

Parking: Off Street

Year built: 1960

Construction materials: Insulated concrete framework

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: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

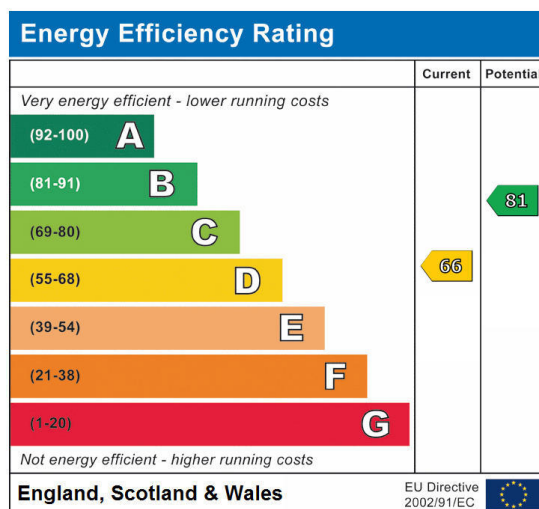
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Whitehorse Road, Croydon, London, Sutton , CR0 2AX

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

