



A bright and generously sized two-bedroom apartment in the sought-after CR5 area, offering stylish open-plan living, two modern bathrooms, and a well-balanced layout spanning approximately 730 sq ft. Designed for comfort and ease, this inviting home is perfect for first-time buyers, professionals.

Offers Over £375,000 Leasehold | Great Location





Set within the highly desirable CR5 location, this beautifully proportioned two-bedroom apartment offers contemporary living with a thoughtfully designed layout, generous room sizes, and a wonderfully light, airy atmosphere throughout.

At the heart of the home is the impressive open-plan kitchen and living area (8.45m x 3.34m). This expansive space is perfect for modern living—ideal for relaxing, hosting friends, or enjoying everyday life. Clearly defined cooking and seating areas, excellent natural light, and easy access from the hallway create a welcoming and practical environment.

Both bedrooms are well sized and versatile. The main bedroom (3.87m x 3.20m) comfortably accommodates larger furniture, while the second bedroom (2.79m x 3.36m) is ideal as a guest room, home office, or nursery.

The apartment further benefits from two well-appointed bathrooms, including a spacious family bathroom with a full-sized bath (1.70m x 2.73m) and a separate shower room (2.08m x 1.38m), offering added comfort and convenience.

A central hallway seamlessly connects all rooms, enhancing the sense of space and flow. The total internal area extends to approximately 67.8 m² (730 sq ft).

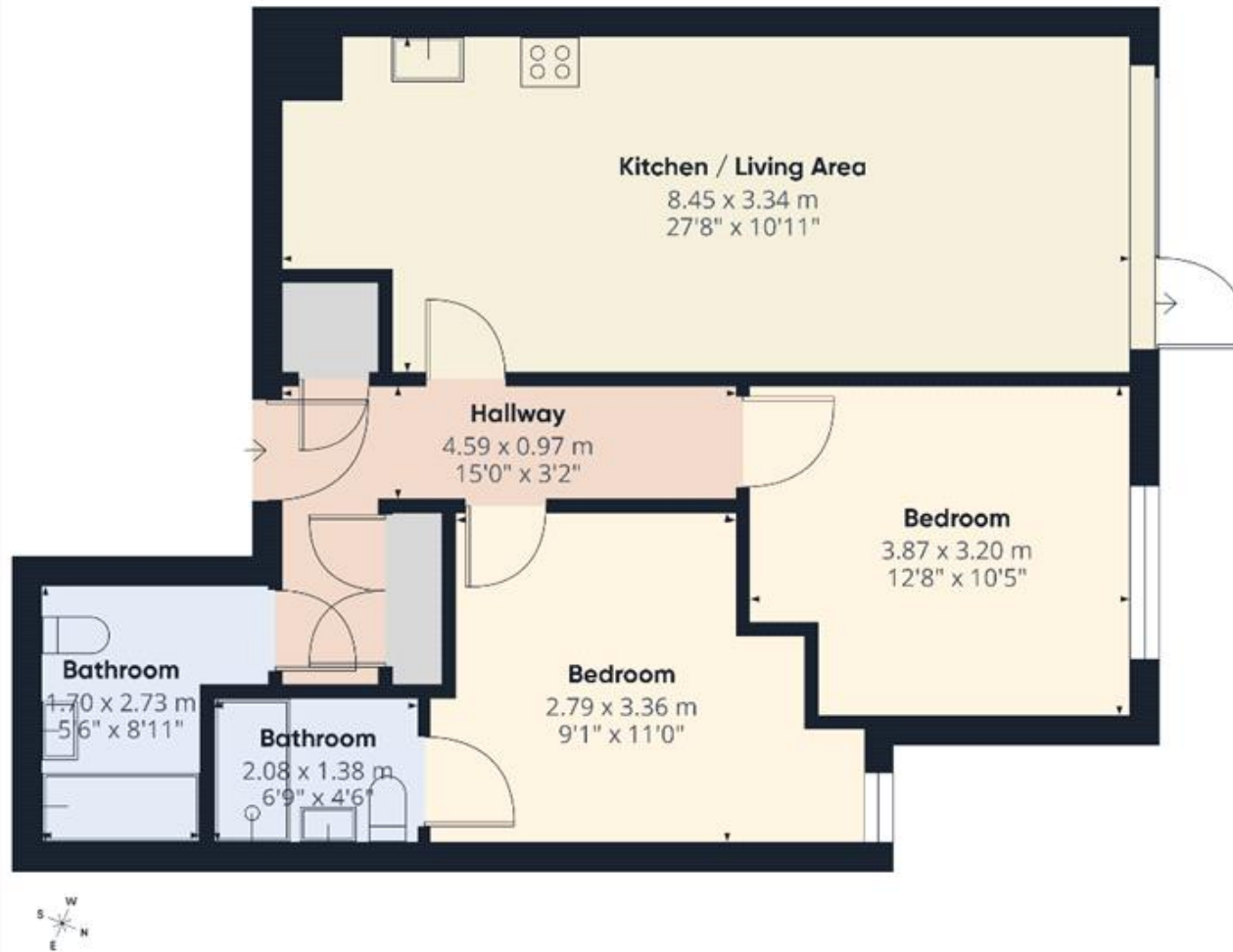
Perfectly suited to first-time buyers, downsizers, or investors, this inviting apartment combines comfort, functionality, and location—an excellent opportunity to secure an easy-living home in a sought-after area.

Council Tax Band: D (Croydon)

Tenure: Leasehold

- 0.2 miles to Coulsdon South Station
- Security Coded
- Close to shops & amenities
- Excellent transport links
- Short stroll to all shops and restaurants
- Walk to Farthing Downs
- 20 Minute walk to Smitham Primary school
- 1.7 Miles to Woodcote High School





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)	80	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		

Viewing by appointment only

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