



  
**CROWN**  
LETS 4 U

**FOR SALE**



**£400,000 Leasehold**

### **3 Bedroom Maisonette Derby Road, Croydon, Surrey, CR0**

Crown Lets 4u Estate Agents are proud to present a luxury new build conversation 3 bed ground floor maisonette with private entrance and rear garden in the heart of Croydon town centre.

Everything that Croydon has to offer is on your doorstep, excellent location and offers well proportioned, spacious living space. Brilliant shopping centre, cinema, bars, restaurants, night life, you name it!

This ground floor property further benefits from private entrance, private rear garden, heat/smoke alarm, gas central heating, designer double glazed aluminium grey windows with tinted glass, designer doors/handles and wooden flooring throughout. This flat is on the first floor and the communal front entrance is shared with only one flat.

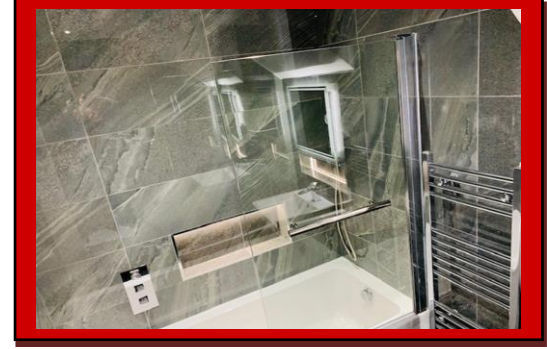
This property is on the doorstep to all the transport links of buses, trams and trains running regularly to central London and is very close to a large range of amenities as well as the Whitgift and Centrale shopping centres. Only a stone throw away from West Croydon Railway Station and West Croydon Tram Stop.



**Croydon Office:** Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG

**Tel:** 020 8684 6677 **Mob:** 07540 874 532 **Fax:** 0872 115 6090 **Email:** [info@crownlets4u.co.uk](mailto:info@crownlets4u.co.uk)

[www.crownlets4u.co.uk](http://www.crownlets4u.co.uk)







## EPC

POST CODE: CR0 3SF

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- Newly Converted
- 3 Bed Maisonette
- Ground Floor
- Private Entrance
- Private Rear Garden
- 3 Double Bedrooms
- Huge Open Plan Kitchen/Lounge
- Fully Fitted Designer Kitchen
- Luxury Designer Bathroom
- En-suite Shower Room
- Gas Central Heating
- Double Glazed Windows
- Wooden Flooring
- New Lease
- Leasehold
- Sought after location
- No Onward Chain
- Located In Central Croydon
- Excellent Transport Links

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This amazing property comprises a master double bedroom with sliding door, designer double glazed aluminium grey window with tinted glass, radiator, built in double wardrobe with sliding mirrors and inside LED light. The bedside designer feature wall has a unique modern design with side and boarder LED lights. The second double bedroom is also a generous size with designer double glazed aluminium grey window with tinted glass and a radiator. The rear third double bedroom is also a generous size with luxury en-suite shower room, designer double glazed aluminium grey window with tinted glass and a patio door leading to the rear garden.

This beautiful rear garden has part decking area with LED lights and part artificial grass, no maintenance needed, ever! Also has a private side access to the side of the property from the garden. This huge open plan lounge has a dropped down double ceiling with LED colour changing lights around the ceiling with remote, an extra LED light wall feature, huge storage cupboard, three designer double glazed aluminium grey bay windows with tinted glass, radiator and a boiler cupboard.

The fully fitted luxury kitchen has a small wine fridge, Bluetooth built in speaker, integrated washing machine, integrated dishwasher, gas cooker, electric oven, stainless steel extractor fan and integrated tall fridge/freezer. This designer kitchen has a blue slick style units with a white quartz worktop, kitchen mixture taps and a designer stainless steel kitchen sink.

The luxury bathroom has a wall mirror with LED lights, marble effect grey floor and wall tiles, bathtub with above power shower, LED lights inside the bath area, shower glass screen, chrome shower wall mixture taps with shower mixtures and a large shower head, designer hand wash basin unit with two draws, chrome mixture tap, wall mounted low level WC with chrome push buttons on the wall and a chrome towel radiator.

This outstanding bathroom is so exciting, we guarantee that you will be spending more time in this beautiful bathroom than any other part of this flat!

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This property is on the doorstep to all the transport links of buses, trams and trains running regularly to central London and is very close to a large range of amenities as well as the Whitgift and Centrale shopping centres.

Only a stone throw away from West Croydon Railway Station and West Croydon Tram Stop.

New lease available and no onward chain!

Ideal for first time buyers with only 5% deposit!

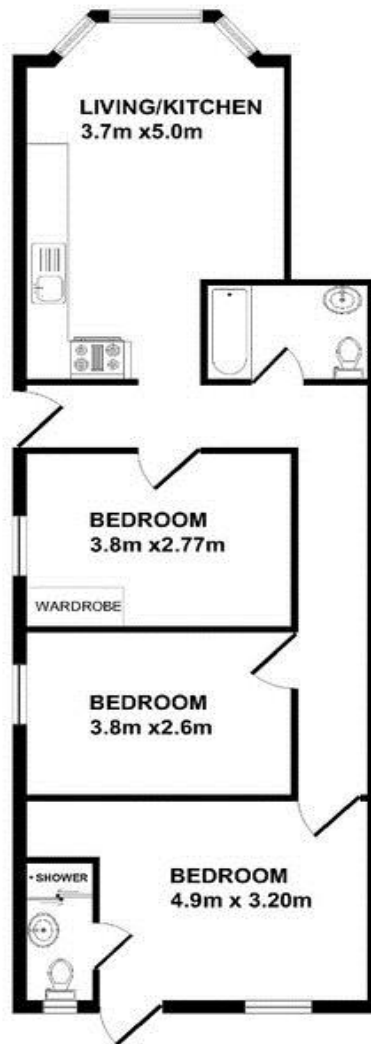
From 1 July 2021, you'll get a discount (relief) that means you'll pay less or no tax if both the following apply:

- you, and anyone else you're buying with, are first-time buyers
- the purchase price is £500,000 or less

You'll also be eligible for this discount if you bought your first home before 8 July 2020.

# FLOOR PLANS

69 DERBY ROAD CROYDON  
CR0 3SF  
FLAT 1



GROUND FLOOR  
Aproximate Area  
70.80 sq.m  
762.08 sq.ft



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