



# CROWN

LETS 4 U

**FOR SALE**



**£250,000 Leasehold**

## **LUXURY STUDIO FLAT Derby Road, Croydon, CR0**

Crown Lets 4u Estate Agents are proud to present a luxury new build conversation studio/1bed flat 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 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

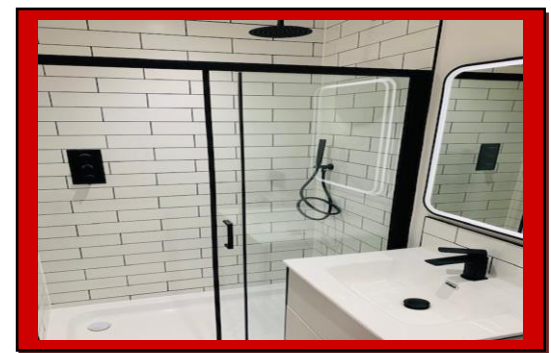
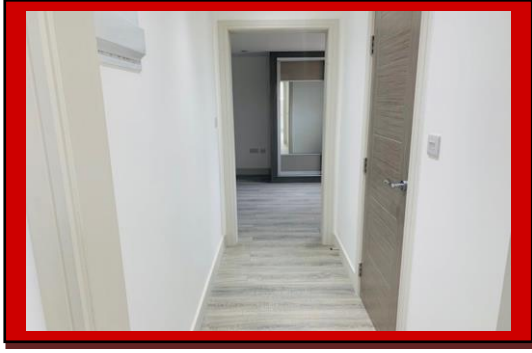
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This amazing property comprises a huge separate double bedroom, designer double glazed aluminium grey window with tinted glass, designer white radiator, built in double wardrobe with sliding mirrors and inside LED light. The bedside designer feature wall has a unique modern design with side and boarder LED lights.

The open plan lounge has a LED light wall feature and has side storage space and a huge skylight window. The fully fitted luxury kitchen has a small wine fridge, integrated washing machine, 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, black kitchen mixture taps and a designer stainless steel kitchen sink.

The luxury shower room has a slick black designer suites includes black frame shower glass sliding door, black shower wall mixture taps with shower mixtures and a large shower head, hand wash basin unit with draws and side towel holder, black mixture tap, black frame touch LED light mirror, wall mounted low level WC with black push buttons on the wall and black designer towel radiator. The matching black and white floor tiles blends with the wall and black/white fixtures and fittings.

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

The property further benefits from heat/smoke alarm, telephone entry system, gas central heating, double glazed skylight window, designer doors/handles, separate boiler/storage room and wooden flooring throughout. This flat is on the second floor and the communal front entrance is shared with only one flat. The communal front entrance/stairs has emergency lights, automatic designer sensor wall LED lights with stainless steel side hand rails and this continues to the second floor.

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.

- Newly Converted
- Spacious Studio/1 Bed Flat
- Separate Bedroom
- Open Plan Kitchen/Lounge
- Fully Fitted Designer Kitchen
- Luxury Designer Shower Room
- Gas Central Heating
- Double Glazed Windows
- Wooden Flooring
- Storage Space
- Telephone Entry System
- New Lease
- Leasehold
- Sought after location
- No Onward Chain
- Located In Central Croydon
- Excellent Transport Links

# FLOOR PLANS

**69 DERBY ROAD CROYDON  
CR0 3SF  
FLAT 3**



**TOP FLOOR**  
Aproximate Area  
42.00 sq.m  
452.08 sq.ft



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