



## 2 bed apartment to buy in CR0

Caithness Walk, Croydon, London, CR0 2WD

**£310,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Private parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 778 sqft approx
- ✓ Close to Transport Link
- ✓ One bathroom + additional
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This modern two-bedroom apartment in Vita Apartments, Croydon, offers stylish and contemporary living within a well-maintained development. The property boasts a spacious open-plan kitchen and reception area, two generous double bedrooms, a sleek family bathroom, and a well-presented en suite. A private balcony provides valuable outdoor space, while residents also benefit from access to a communal garden. Ideally located, the apartment is within close proximity to East Croydon Station, offering excellent transport links into Central London, including London Victoria and London Bridge, with journey times of under 20 minutes. Croydon Town Centre is also within walking distance, providing a wide range of shops, restaurants, and leisure facilities. Offered on a leasehold basis and chain-free, this property presents an excellent opportunity for both first-time buyers and investors alike.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 187

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £6,893.00

Price: Starting Bid £310,000

Property Type: Apartment

Parking: Private

Year built: 2017

Construction materials: Brick and block

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: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

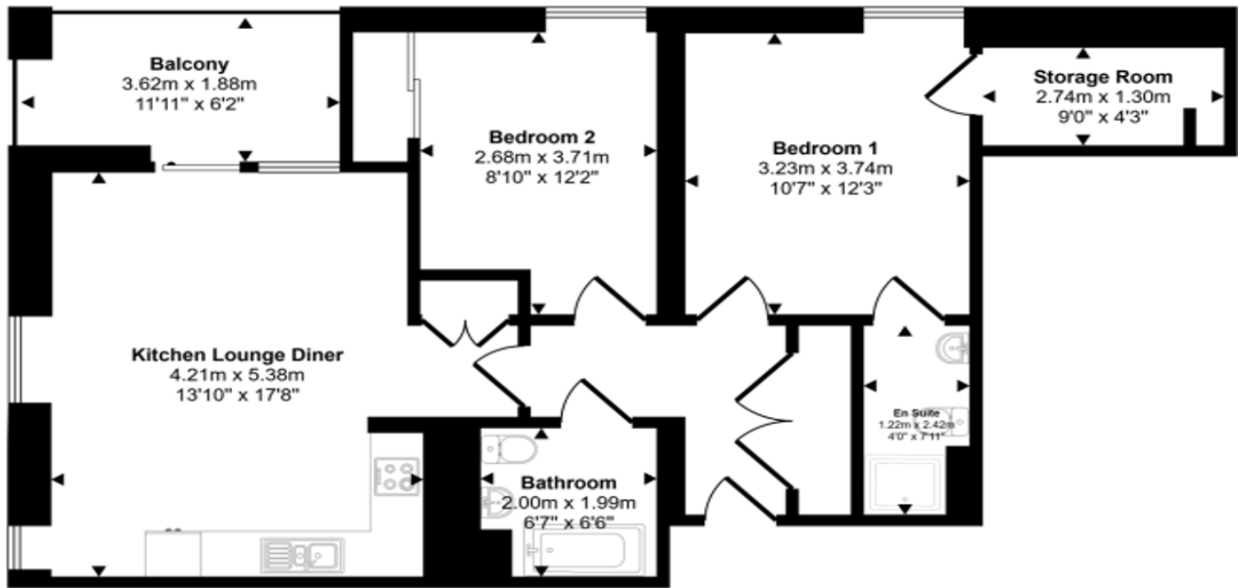
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

# Floorplans

Approx Gross Internal Area  
72 sq m / 778 sq ft



Thirteen Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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