



## 45 Cherry Orchard Road

Croydon, CR0 6FH

**Offers In Excess Of £220,000**

Nestled on the desirable Cherry Orchard Road in Croydon, this modern one-bedroom flat offers a perfect blend of comfort and convenience. Spanning an impressive 579 square feet, the apartment is designed for contemporary living, featuring a spacious open-plan living and kitchen area that is ideal for both relaxation and entertaining.

The property boasts a well-appointed bedroom and a stylish bathroom, ensuring that all your needs are met in this charming abode. Built after the year 2000, the flat benefits from modern finishes and a fresh aesthetic, making it a delightful place to call home.

One of the standout features of this building is the exclusive access to a gymnasium, allowing residents to maintain an active lifestyle without having to leave the premises. Additionally, the concierge service adds an extra layer of convenience, providing assistance and peace of mind.

Location is key, and this property excels in that regard. Situated within walking distance of East Croydon station, you will enjoy excellent transport links, making commuting to London and beyond a breeze.

Tenure: Leasehold - 999 years from 27 July 2017

Croydon Council Tax Band D - £2,367

Service Charge: £3,973.08pa

Ground Rent: £375.00pa

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM APARTMENT
- CHAIN FREE
- MODERN BUILDING
- COMMUNAL GYMNASIUM
- CONCIERGE SERVICE
- MODERN OPEN PLAN KITCHEN AREA
- COMMUNAL GROUNDS
- 4 MINUTE WALK TO EAST CROYDON STATION
- 4 MINUTE WALK TO EAST CROYDON TRAM STOP
- (ALL WALKING DISTANCES ARE EASTIMATED VIA GOOGLE MAPS)



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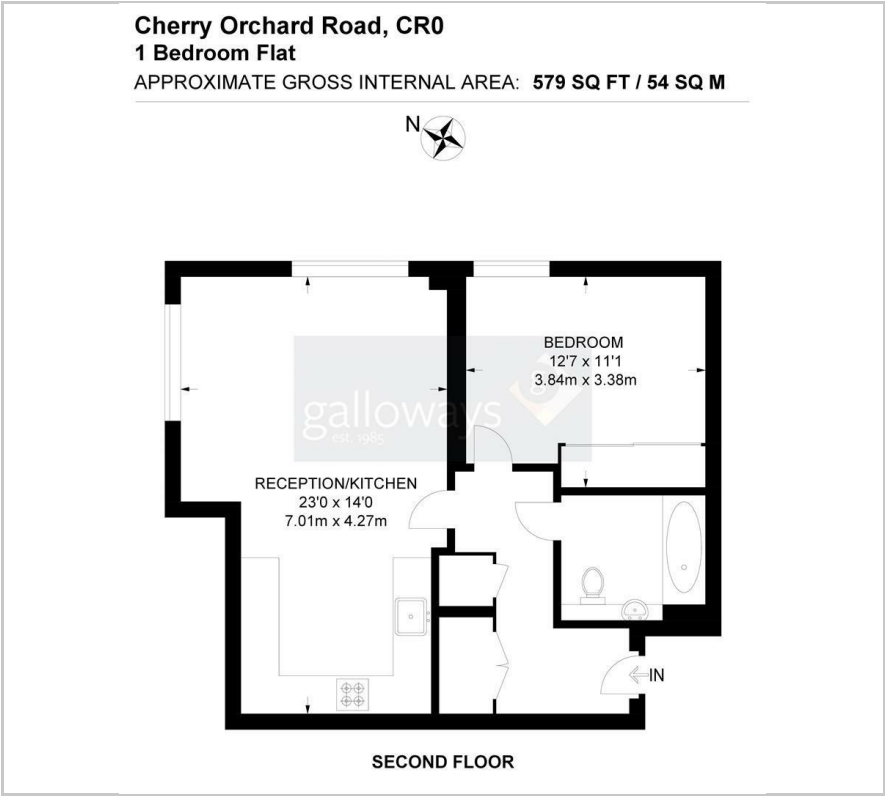
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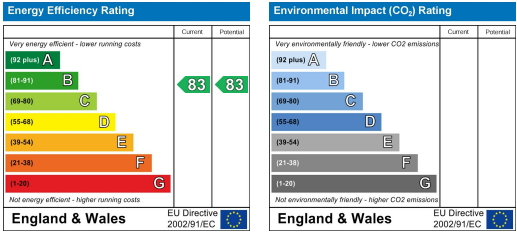
Floor Plan



Area Map



Energy Efficiency Graph



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