



## PINNACLE APARTMENTS, SAFFRON CENTRAL SQUARE, CROYDON

**£220,000** Leasehold

Studio Apartment | 11th Floor | Concierge | Modern Apartment  
| No Onward Chain | Close to West and East Croydon Stations  
| Gym | Roof Terrace |

- Close to station and local shops
- Concierge service
- Floor to ceiling windows
- Modern
- Studio apartment
- 13th Floor

Positioned on the 11th floor of this modern development with concierge, this spacious studio benefits from open-plan living space, generously sized bathroom and an excellent location close to transport links and amenities.

Pinnacle Apartments benefits from having an onsite gym, roof terrace and its own business centre as well as being moments away from West Croydon rail station and West Croydon Tramlink. The fantastic range of amenities of Croydon Town centre are all within easy reach.

Council Tax Band: C

Tenure: Leasehold (986 years)

Ground Rent: £200 per year

Service Charge: £2,610.24 per year





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11th Floor



## Pinnacle Saffron Central Square

Approximate Gross Internal Area  
Total = 31.9 sq m / 344 sq ft

The plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	83	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.