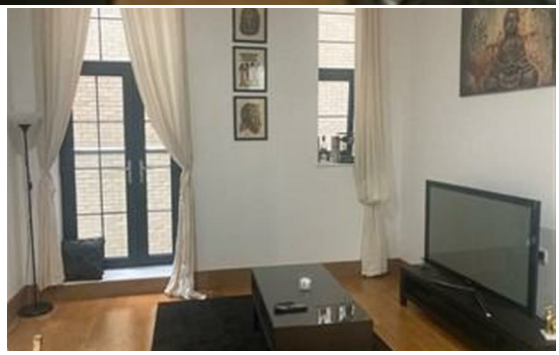








1 Bed Flat - Purpose Built located in Croydon

£1,300 Per month

Northwoods

The Exchange, Scarbrook Road Croydon CR0 1UH

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- **One bedroom flat**
- **UPVC double glazing**
- **Entry phone system**
- **Kitchen with integrated units**
- **Under floor heating system**
- **WIFI iternet**
- **Un furnished**
- **Available now**

The Exchange on Scarbrook Road presents an excellent opportunity to acquire a modern one-bedroom flat. This purpose-built residence, constructed in 2008, offers a comfortable living space of 506 square feet, making it an ideal choice for individuals or couples seeking a convenient urban lifestyle.

Situated on the third floor, this flat boasts a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The fitted kitchen is equipped with integrated units, ensuring a seamless cooking experience. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this flat is the entry phone system, which enhances security and peace of mind. Additionally, the underfloor heating system ensures a warm and inviting atmosphere throughout the colder months.

The location is particularly advantageous for those who rely on public transport, with excellent links to Croydon Town Centre and beyond. Residents will find themselves within easy reach of a variety of shops, restaurants, and leisure facilities, making this property not only a home but a gateway to the vibrant lifestyle that Croydon has to offer.

Entrance
Communal entrance. Entry phone system.

Entrance Hall
Front door. Cupboard housing washing machine. Wood flooring.

Reception room
12'10 x 10'4
UPVC double glazed windows to side. UPVC door to rear. Recess spotlighting. Wood flooring.

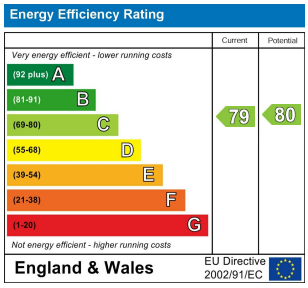
Kitchen
10'10 x 7'4
Open plan. Recess spotlighting. Range of wall and base units. Built-in oven, hob and extractor hood. Built-in washing machine and fridge/freezer. Sink. Wood flooring. Built-in microwave.

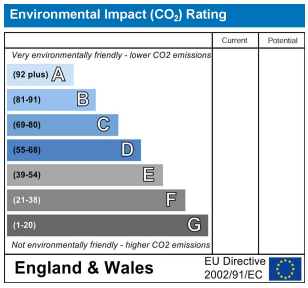
Bedroom
18'0 x 8'5
UPVC double glazed windows to rear. Built-in wardrobe. Wood flooring. Under floor heating. Door to bathroom.

Bathroom
Panelled bath with shower. Wall mounted wash hand basin. Low level WC. Heated towel rail. Tiled flooring.

Authority
London Borough of Croydon Band C £2311.03







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