



barnard marcus

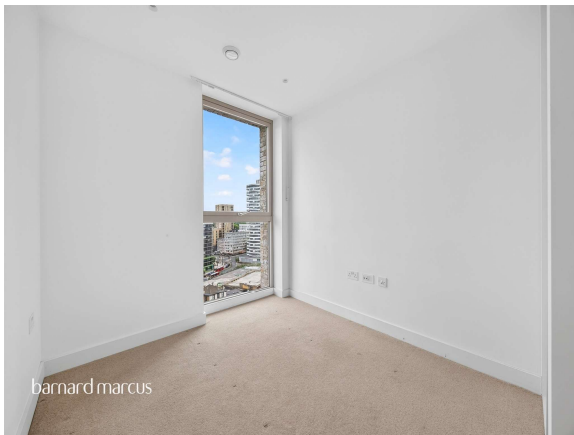
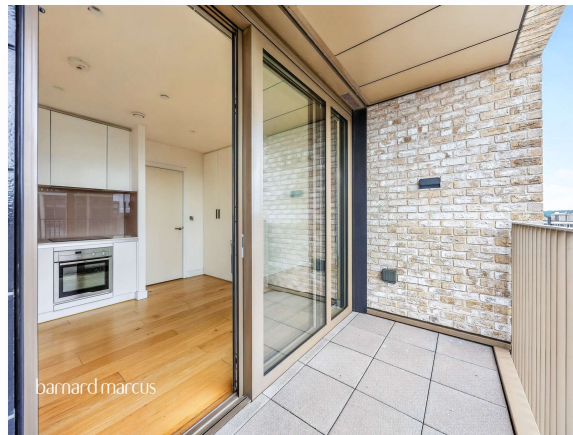
**Vita Apartments Caithness Walk, Croydon CR0 2WD**

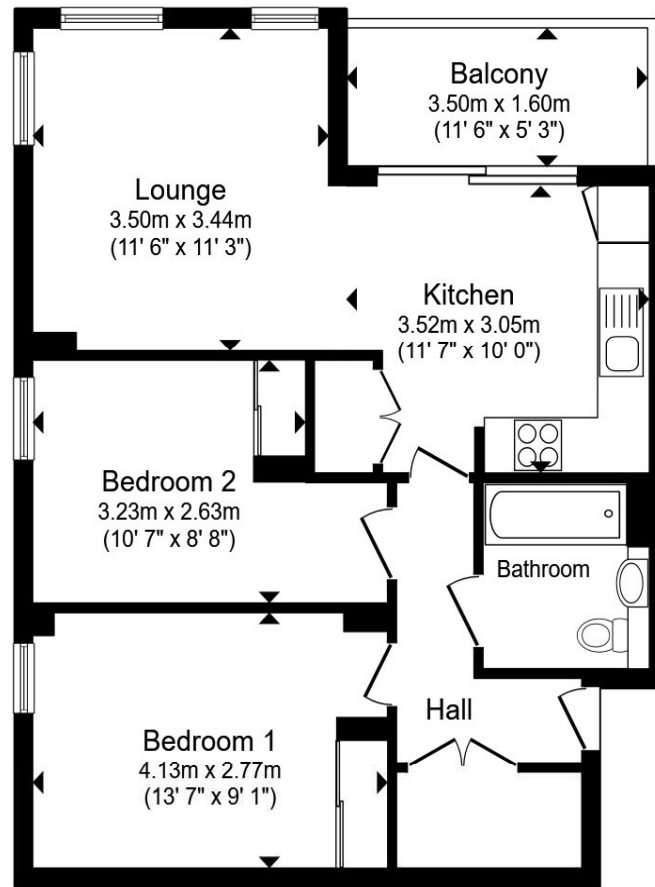


**welcome to**

**Vita Apartments Caithness Walk, Croydon**

A stunning chain free 2 double bedroom contemporary apartment, with large private balcony, concierge, lift access and a stones throw from East Croydon Station.





## Fifteenth Floor

Total floor area 57.1 m<sup>2</sup> (615 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A stunning 15th floor apartment set within the highly sought after Vita Apartments, offered chain free and presented in immaculate condition throughout.

This contemporary home boasts a sleek and stylish finish, featuring 2 generous double bedrooms and a modern bathroom. The heart of the property is the bright and spacious open plan living and kitchen area, offering flexibility for both relaxing and dining, as well as space for a work from home setup. Floor to ceiling windows flood the room with natural light, with sliding doors leading out to a private balcony.

A standout feature of this home, the expansive balcony can also be accessed directly from the kitchen area. The kitchen is beautifully designed with gloss white handleless units, fully integrated appliances and ample worktop and storage space.

The principle bedroom is a fantastic size, complete with fitted wardrobes, floor to ceiling windows and a stylish ensuite shower room with a generous walk in shower. The second bedroom is another well proportioned double, also benefiting from built in wardrobes and excellent natural light.

Vita Apartments offers a premium lifestyle with a welcoming entrance lounge, concierge service, lift access and a beautifully maintained communal roof terrace and gardens, perfect for enjoying the warmer months.

Ideally located just moments from East Croydon Station, the property is perfect for commuters with fast and frequent links into Central London and Gatwick Airport.

welcome to

## Vita Apartments Caithness Walk, Croydon

- CHAIN FREE
- 2 Double Bedrooms
- Stunning Condition Throughout
- Private Large West Facing Balcony
- Concierge
- Communal Roof Terrace
- Close to East Croydon Station
- 15th Floor

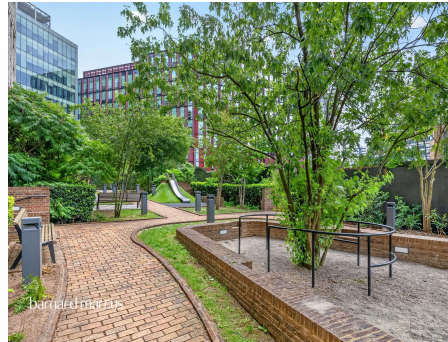
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 5802.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£315,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113687](https://barnardmarcus.co.uk/Property/CRY113687)



Property Ref:  
CRY113687 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8680 9226**



[Croydon@barnardmarcus.co.uk](mailto:Croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, Croydon, Surrey,  
CR0 6AA



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)