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



**welcome to**

## **Vita Apartments, Caithness Walk, CROYDON**

This luxury, penthouse style apartment situated in Vita Apartments of Croydon, is just a stone throw away from both East Croydon Station, Croydon shopping centre and high street with an array of bars and restaurants. The perfect spot for those who like to be on the door step of the town centre and transport links in to London, whilst still being set back enough to enjoy the tranquillity & views stretching far across Croydon.

Briefly comprising 953 sqft of pure luxury; offering 2 large double bedrooms, the master offering an en-suite shower room, a family bathroom, and open plan living with a stunning high white gloss kitchen with all integrated appliances, opening on to a magnificent living space with access on to a balcony the width of the apartment. Further benefits include floor to ceiling windows offering light throughout the whole apartment, ample storage space, two lifts within the block and lovely communal areas to include the gardens to the ground floor and the roof top terrace for all residents.

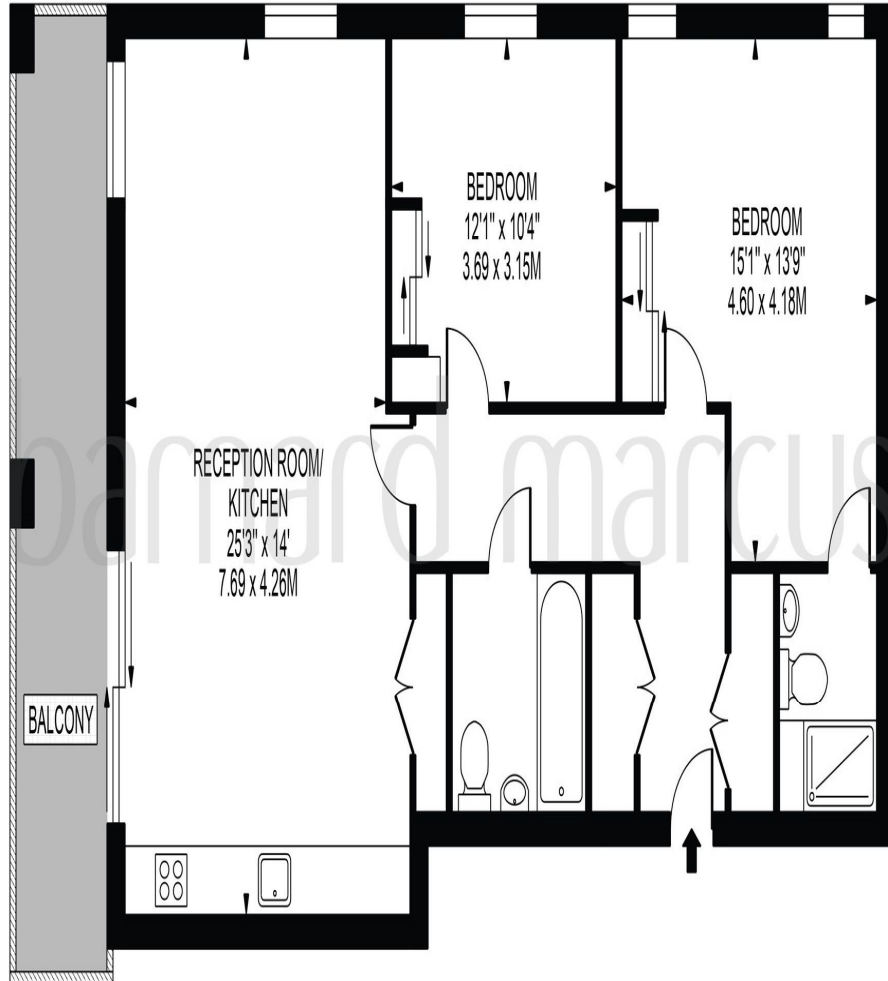
If privacy, luxury and space is what you're looking for, then this larger than average top floor penthouse style apartment is not one to miss!

A viewing is highly recommended to truly appreciate the views and space this property has to offer.



# VITA APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 953 SQ FT - 88.55 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



## Reception Room/kitchen

25' 3" x 14' ( 7.70m x 4.27m )

## Bedroom One

15' 1" x 13' 9" ( 4.60m x 4.19m )

## En Suite

## Bedroom Two

12' 1" x 10' 4" ( 3.68m x 3.15m )

## Bathroom

## Balcony

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## Vita Apartments, Caithness Walk, CROYDON

- Luxury penthouse style apartment
- 2 double bedrooms
- 2 bathrooms
- Open plan living
- Chain free

Tenure: Leasehold EPC Rating: B

offers in excess of

**£500,000**



**view this property online** [barnardmarcus.co.uk/Property/CRY111074](https://www.barnardmarcus.co.uk/Property/CRY111074)

This is a Leasehold property with details as follows; Term of Lease 193 years from 28 May 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:  
CRY111074 - 0003

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.

  
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