

**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
 454 ft<sup>2</sup>  
 42.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EST 1973  
**Paul Meakin** £185,000 Bellfield, Pixton Way, Croydon, CR0 9JW  
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**Chain-Free, Well-Maintained 1-Bedroom Flat in Prime Forestdale Location**

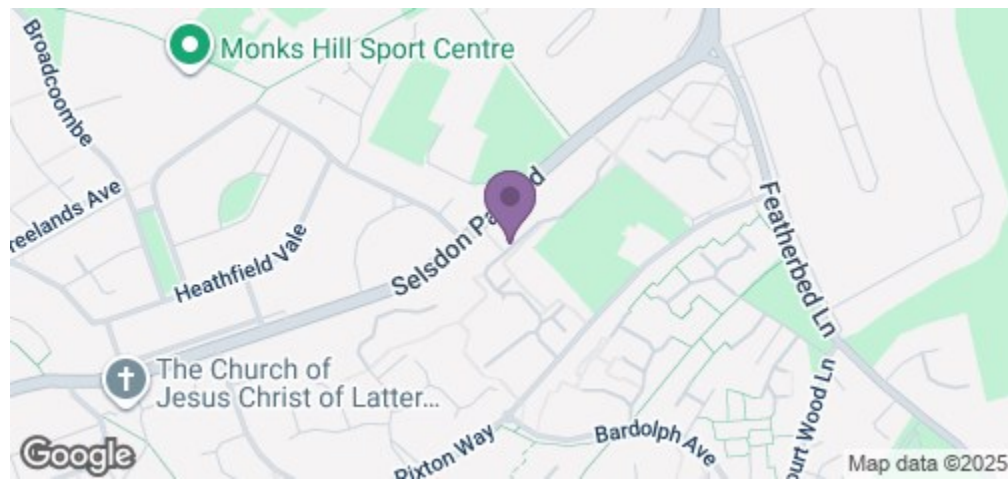
Offered to the market with no onward chain, this well-presented first-floor one-bedroom flat is perfect for first-time buyers, professionals, or investors. Situated in the peaceful Bellfield area of Forestdale, the property offers a fantastic balance of comfort, location, and convenience.

Inside, you'll find a generously sized double bedroom with built-in wardrobes, a modern shower room, a fully fitted kitchen, and a bright living space—all finished in neutral décor and ready to move straight into. Additional features include gas central heating and double glazing throughout.

Located within easy reach of local shops including Sainsbury's and Aldi, as well as excellent transport connections via nearby bus and tram services into East Croydon and beyond. Reputable local schools and green spaces are also within walking distance.

Lease: approx. 86 years | Service charge: 1682 approx per year | Ground rent: 200 per year

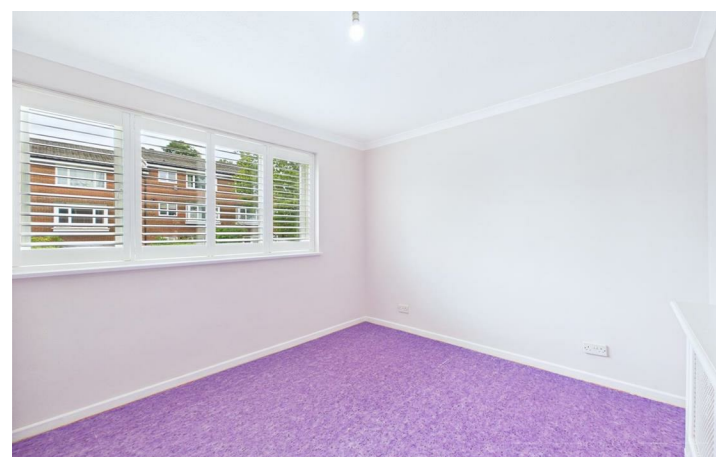
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TAX BAND: B

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Chain-free first-floor 1-bedroom flat
- Spacious double bedroom with fitted wardrobes
- Shower room
- Fully fitted kitchen with ample storage
- Well maintained throughout
- Gas central heating and double glazing
- Quiet location in Bellfield, Forestdale
- Walking distance to Sainsbury's, Aldi & local shops
- Excellent bus and tram links to East Croydon
- Ideal for first-time buyers, professionals or investors



**Entrance Hall**

6'2" x 5'2" (1.89 x 1.59)

**Reception Room**

11'3" x 14'8" (3.45 x 4.48)

**Kitchen**

5'8" x 10'10" (1.73 x 3.32)

**Bedroom**

10'8" x 10'0" (3.27 x 3.06)

**Bathroom**

5'7" x 6'5" (1.72 x 1.98)

