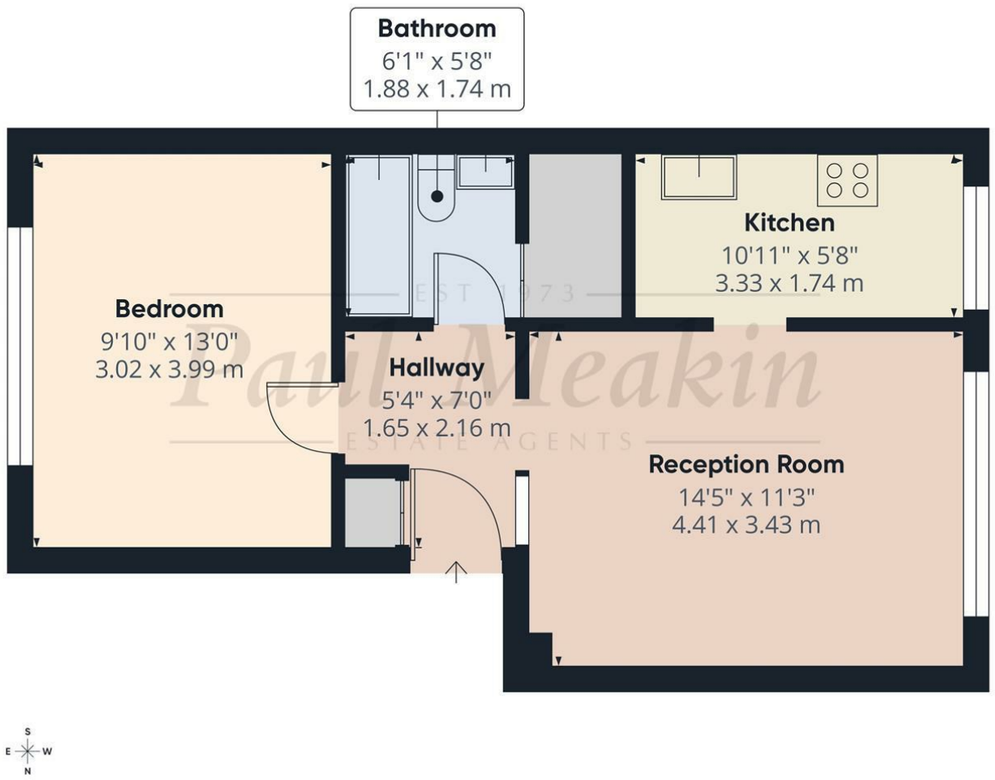
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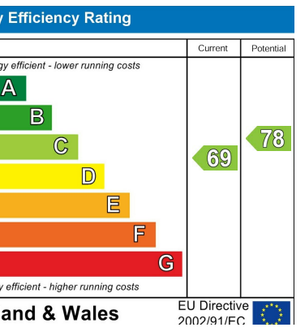


Approximate total area(1)
446 ft²
41.6 m²

(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



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 are 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



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£202,500 Middlefields, Croydon, CR0 9LG





Welcomed to the market is this purpose built one bedroom first floor flat which is nestled away within a cul de sac location and is close to frequent bus services and a short distance to Gravel Hill Tramstop with access to Croydon and surrounding shops and amenities.

Internally the property benefits from a fitted kitchen and fitted bathroom, living room measuring 14'6 x 11'2, electric heating, double glazed windows throughout and garage en bloc. This property is offered to the market as CHAIN FREE, so call now to avoid disappointment. Leasehold 972 years remaining, service charge £1600 per annum/ Croydon council tax band B / EPC C.

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Entrance Hall

Lounge

14'5 x 11'3 (4.39m x 3.43m)

Kitchen

10'11 x 5'8 (3.33m x 1.73m)

Bedroom

9'10 x 13'0 (3.00m x 3.96m)

Bathroom

Communal Grounds

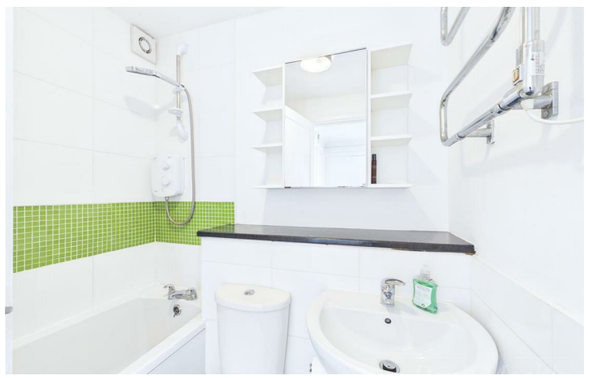
Garage en bloc

VIEWING NOTES:













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