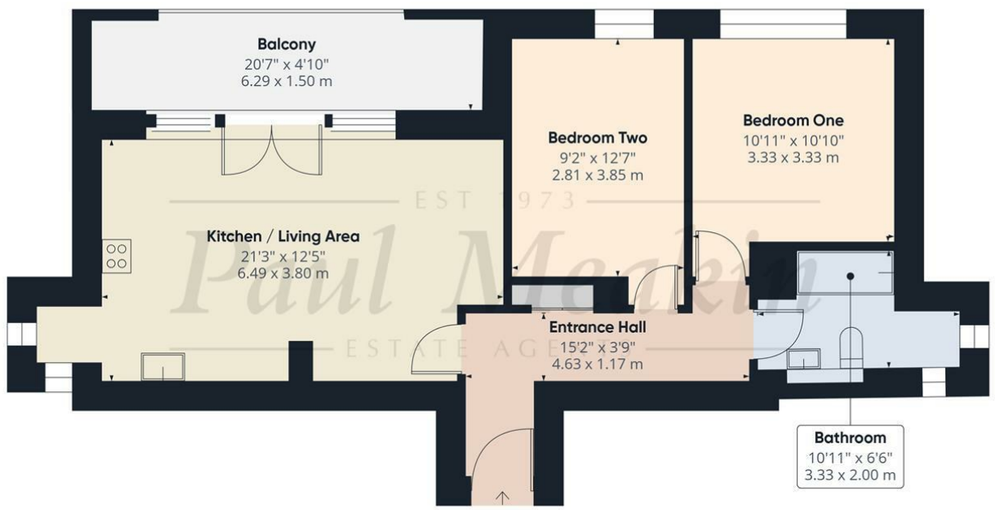
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Approximate total area(1)
668 ft²
62.1 m²

Balconies and terraces
101 ft²
9.4 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

Entrance Hall
15'2" x 3'10" (4.63 x 1.17)

Kitchen/ Living Area
21'3" x 12'5" (6.49 x 3.80)

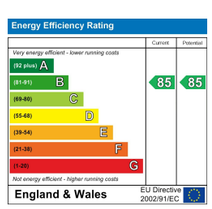
Bedroom One
10'11" x 10'11" (3.33 x 3.33)

Bedroom Two
9'2" x 12'7" (2.81 x 3.85)

Bathroom
10'11" x 6'6" (3.33 x 2.00)

Balcony
20'7" x 4'11" (6.29 x 1.50)

Communal Gardens



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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£440,000 Lynne Close, South Croydon, CR2 8QA





Situated in the popular Lynne Close development in South Croydon, this beautifully presented CHAIN FREE first floor two bedroom apartment offers contemporary living, spacious accommodation and stunning far-reaching views across the neighbouring bird sanctuary.

Built just a few years ago, the property offers approximately 668 sq ft of well-planned accommodation, making it an ideal choice for first-time buyers, professionals or those looking to downsize.

The heart of the home is the bright and spacious 21'3" x 12'5" open-plan kitchen with integrated appliances and living area, providing an excellent space for everyday living and entertaining. French doors open directly onto a generous private balcony, measuring over 20 ft in length, enjoying delightful views across the surrounding greenery and bird sanctuary.

The accommodation further comprises a welcoming entrance hallway, two well-proportioned double bedrooms and a spacious modern bathroom.

Conveniently located within easy reach of Selsdon High Street, residents can enjoy a variety of shops, cafés, restaurants and everyday amenities. Regular bus services provide connections to surrounding areas and mainline railway stations, while a selection of local schools can also be found nearby.

Offered with the benefit of a 995 year lease and an annual service charge of approximately £1,200, this superb apartment combines modern convenience with a peaceful outlook, making it an excellent opportunity for a variety of buyers.

selsdon@paulmeakin.co.uk | 020 8651 1234 | www.paulmeakin.co.uk

- Beautifully Presented Modern Apartment
- Two Well-Proportioned Double Bedrooms
- Spacious 21'3" Open-Plan Kitchen/Living Area
- Generous Private Balcony Over 20 Ft Long
- Far-Reaching Views Across Bird Sanctuary
- Large Modern Bathroom
- Communal Gardens & Accessible Accommodation
- 995 Year Lease
- £1,200 Annual Service Charge







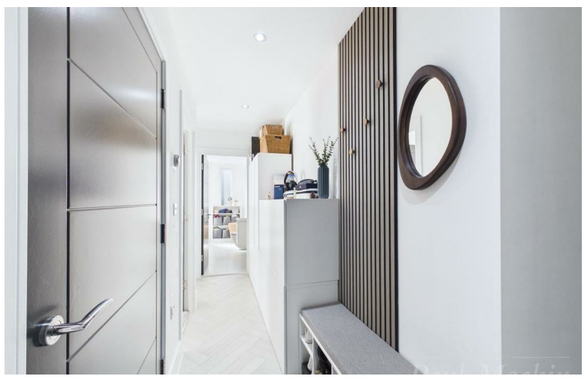


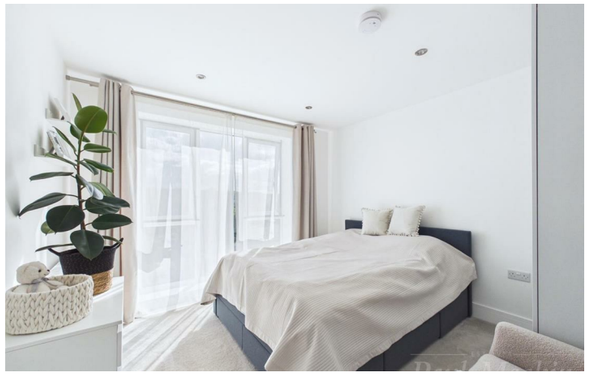


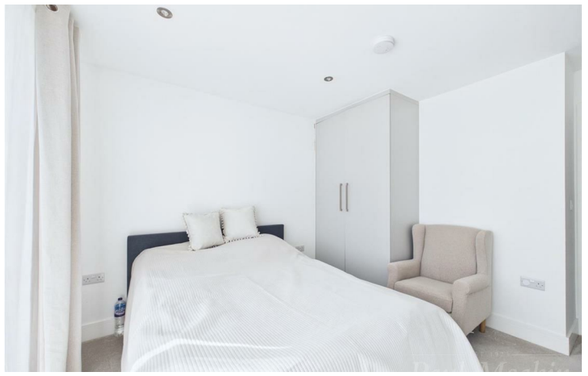














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