



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



EST 1973
Paul Meakin
 ESTATE AGENTS

£250,000 North Downs Road, Croydon, CR0 0LD

- Video tour available
- Close to transport links
- Another property entrusted to Paul Meakin
- Balcony
- Storage Shed

We would like to welcome to the market this purpose built three bedroom first floor flat and being conveniently located for transport links for tram and bus links, amenities and schools. This property benefits from a fitted kitchen and bathroom, double glazed windows throughout, gas central heating via radiators, balcony, shed and access to communal grounds. View now to appreciate size, standard and location.



- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM
- BALCONY
- COMMUNAL GROUNDS

