

Approximate total area<sup>(1)</sup>  
 445 ft<sup>2</sup>  
 41.5 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.

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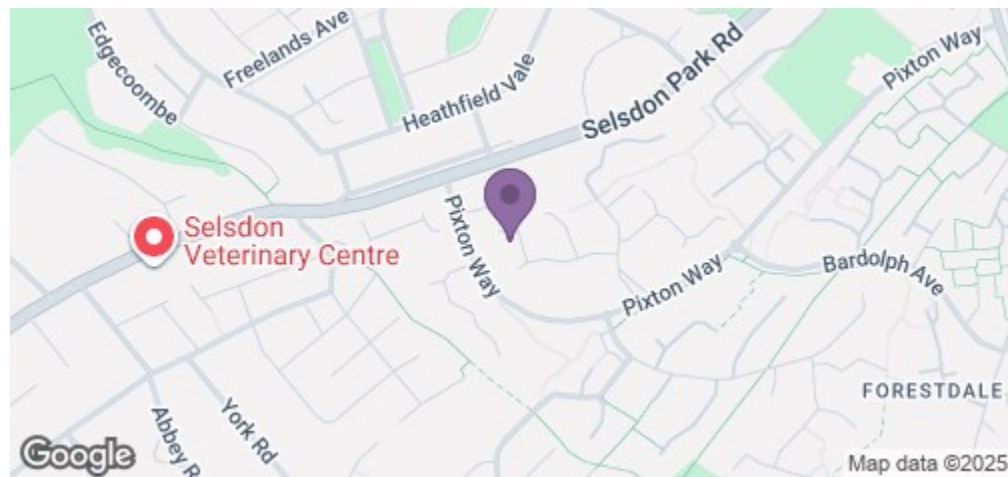
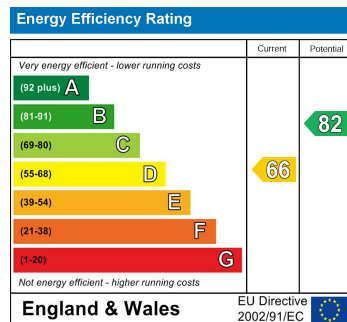


EST 1973  
**Paul Meakin** £200,000 Middlefields, Croydon, CR0 9LH  
 ESTATE AGENTS

Nestled in the desirable area of Pixton Way, Croydon, this one-bedroom purpose-built flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The fitted kitchen and bathroom offer a functional space, although the flat does require some updating, allowing you to add your personal touch and style.

One of the notable features of this flat is the extended lease, providing peace of mind for future ownership. Additionally, the property includes a garage en bloc and double glazed windows.

This flat is ideally situated in a vibrant community, with local amenities, parks, and transport links within easy reach, making it a practical choice for modern living. Whether you are looking to make this your new home or seeking a promising rental investment, this property offers a fantastic foundation to create a comfortable living space. Call now to view. Leasehold 974 years remaining / Maintenance charges TBC/ EPC D.



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

Hallway

Reception Room

11'2 x 14'6 (3.40m x 4.42m)

Kitchen

5'8 x 10'9 (1.73m x 3.28m)

Bedroom

12'11 x 9'11 (3.94m x 3.02m)

Bathroom

Garage en bloc

