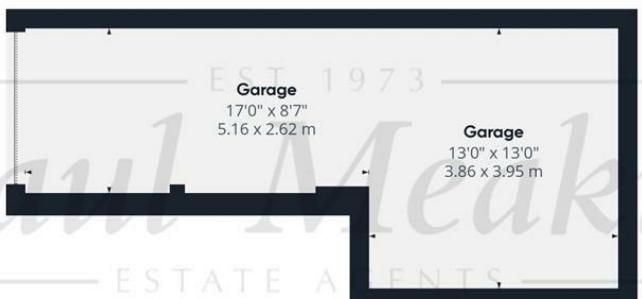




Approximate total area⁽¹⁾
764.45 ft²
71.02 m²



£200,000 Bellfield, Forestdale, CR0 9JX



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Welcome to the market is this CHAIN FREE one bedroom purpose built ground floor flat. Situated in a quiet cul de sac location, conveniently located for shops and amenities, with access to transport links into Croydon and surrounding areas. Internally, the property benefits from a refitted kitchen and bathroom, double bedroom measuring 10'1 x 10'9 with built in wardrobes, double glazed windows and a larger than average garage situated under bloc with extra workshop space to rear. Call now to avoid disappointment. Leasehold 121 years remaining / Service Charge £1480 / Ground Rent £125 / Council Tax Band B / EPC Rating E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D	51	
(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

Entrance Hall

VIEWING NOTES:

Kitchen

10'9" x 5'7" (3.29 x 1.72)



Living Room

14'7" x 11'3" (4.45 x 3.43)



Bedroom

10'1" x 10'9" (3.09 x 3.30)

Bathroom

Communal Grounds

Garage en-bloc with
workshop

13'0 x 13'0 (3.96m x 3.96m)
narrowing to 17'0 x 8'7

