



EST 1973  
**Paul Meakin** £150,000 Bellfield, Pixton Way, Croydon, CR0 9JW  
 ESTATE AGENTS

**Bathroom**  
 6'5" x 5'6"  
 1.96 x 1.69 m

**Kitchen**  
 10'9" x 5'8"  
 3.29 x 1.74 m

**Reception Room**  
 14'6" x 11'4"  
 4.44 x 3.46 m

**Hallway**  
 5'2" x 6'1"  
 1.58 x 1.88 m

**Bedroom**  
 9'11" x 10'7"  
 3.03 x 3.25 m

Approximate total area<sup>m</sup>  
 445 ft<sup>2</sup>  
 41.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	75
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



\*\*\*CASH BUYERS ONLY\*\*\*

\*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*

Paul Meakin are pleased to present this CHAIN FREE one bedroom ground-floor flat, located in the peaceful Bellfield's in Forestdale. Conveniently situated for near-by shops and amenities, including Sainsburys, Aldi and many more, great transport links, such as bus and tram services into East Croydon and surrounding areas and reputable schools just a walk away from the property.

This property boasts one sizeable bedroom, larger than average bathroom, large reception room, separate kitchen, private garden space and a garage en-bloc. Ready for someone to come in and put their mark on it, this property has been priced accordingly to the work needed.

Do not miss the rare opportunity to view this flat and make it your own, call today to book your viewing!

Service charge £1,200 per annum, Ground Rent £45 per annum.

