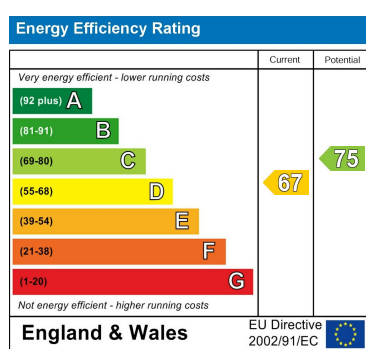
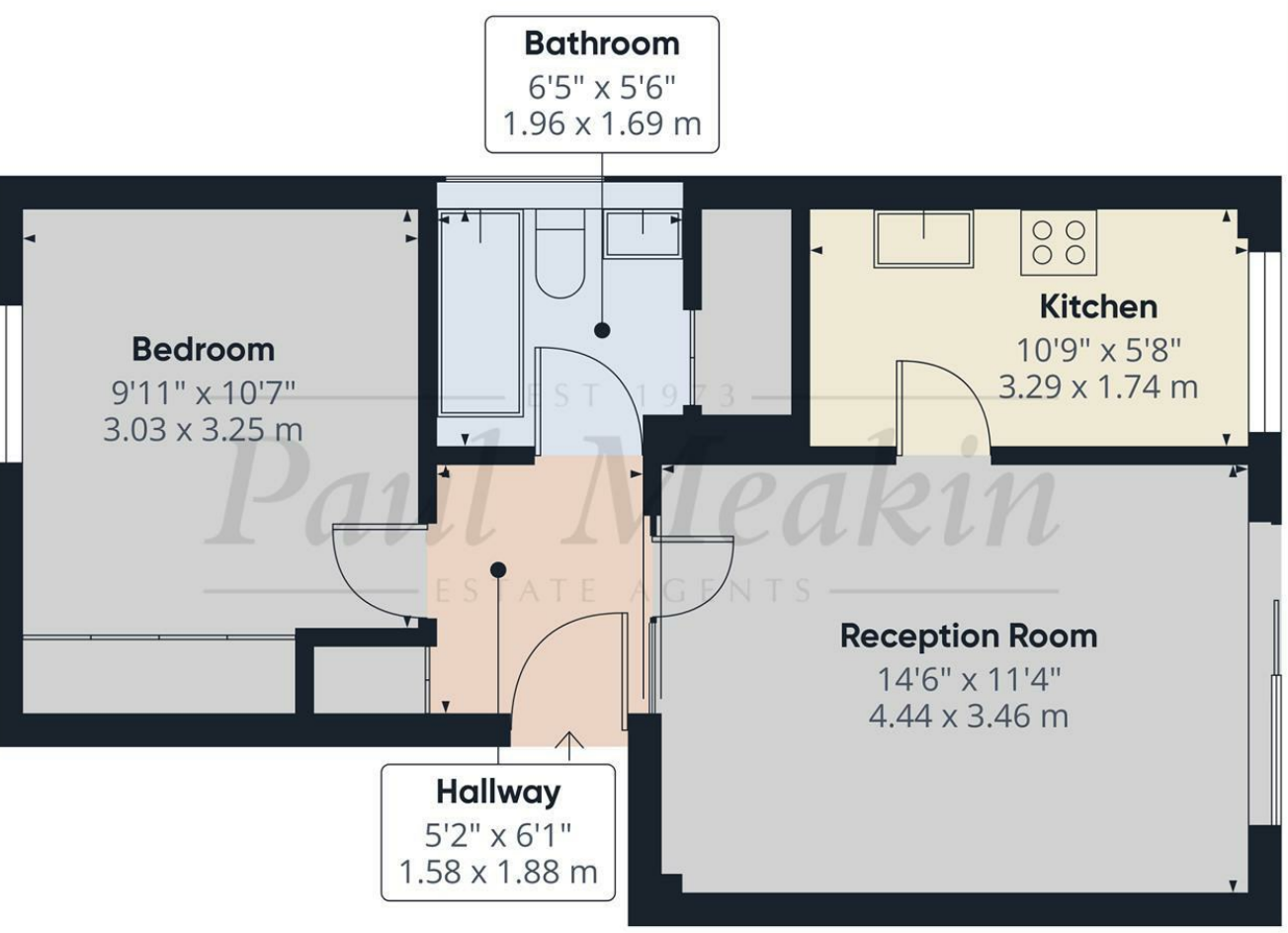


Approximate total area^m
445 ft²
41.4 m²

(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.



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



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



*****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 then 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.

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- This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting or typing. There are no margins, text, or other markings on the page.

A photograph of a room with blue carpeting and patterned wallpaper. The wallpaper is peeling and damaged, especially on the right wall. A window with a white frame and purple curtains is visible. A small light fixture is mounted on the ceiling.

[illegible][illegible][illegible]

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the entire width of the page, providing a guide for handwriting practice. There are no margins, text, or other markings on the paper.

[illegible][illegible]

This image shows a full page of white paper with horizontal dashed lines, typical of primary school writing paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible][illegible]

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