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Hallway

Living Room
17'10 x 12'2 (5.44m x 3.71m)

Kitchen
10'10 x 9'11 (3.30m x 3.02m)

Bedroom
11'5 x 12'3 (3.48m x 3.73m)

Bedroom
11'4 x 9'11 (3.45m x 3.02m)

Dressing Room
3'2 x 5'1 (0.97m x 1.55m)

Bathroom

Separate W.C

Communal Gardens

TAX BAND: C

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



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£260,000 Heathfield Vale, South Croydon, CR2 8AJ





New to the market on Heathfield Vale, Selsdon, this exceptionally well-presented chain free two double bedroom top-floor flat offers spacious accommodation in a particularly appealing location.

The flat boasts a spacious reception room, two double bedrooms, a modern fitted kitchen and bathroom, a separate WC, a versatile dressing area and large storage cupboards throughout.

Further features include gas central heating, an entry phone, a large walk-in storage cupboard on the communal landing and pleasant communal gardens.

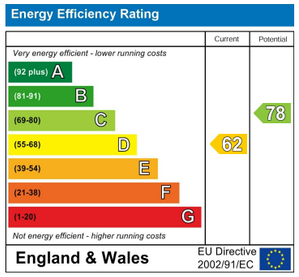
Location is key and this flat does not disappoint.
Set in a leafy part of Selsdon, the property is conveniently situated close to a variety of amenities, making daily errands a breeze. Excellent transport links, including bus services and the Tramlink, are within easy reach, providing quick access to the surrounding areas.

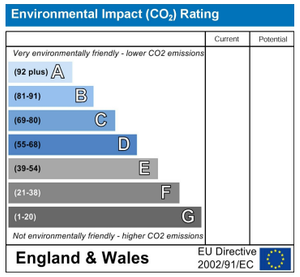
For those who enjoy an active lifestyle or appreciate having green spaces close to home, you'll be spoilt for choice, with Littleheath Woods, a gym/sports centre and a children's playground all within a short walk, while walking, running and cycling routes are all on your doorstep.

Families will appreciate having several good local schools nearby.

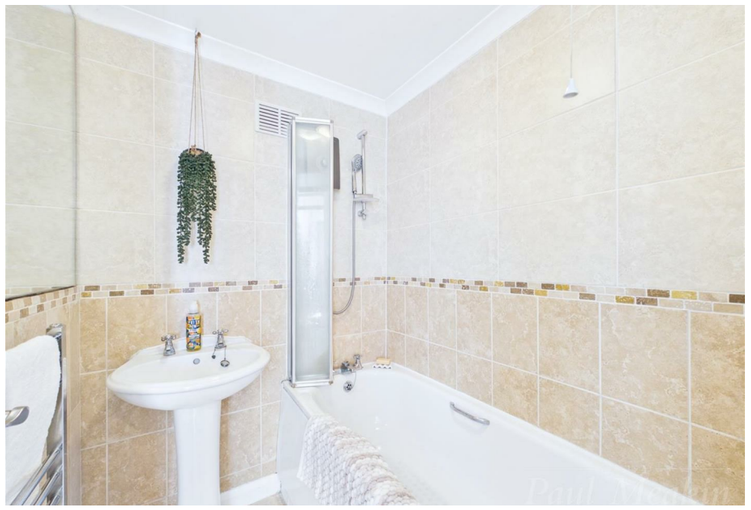
Additionally, the vendor is extending the lease to an impressive 174 years, offering peace of mind to the new owner. This flat is an ideal choice for first time buyers, small families or those looking to downsize. Do not miss the opportunity to make this lovely flat your new home.
Service charge £70 per month / Ground rent £10 per annum.

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