



EST 1973
Paul Meakin
 ESTATE AGENTS

£210,000 Bellfield, Croydon, CR0 9JW



Welcomed to the market is this delightful first-floor flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy home. The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests.

The fitted kitchen is designed for practicality, allowing for easy meal preparation, while the bathroom is equipped to meet your everyday needs. The property benefits from recently being fully decorated with new carpet and flooring and has double-glazed windows, gas central heating via radiators with a brand new boiler and 5 year warranty for added comfort during the colder months.



One of the standout features of this flat is the extended lease of 168 years, offering peace of mind for future ownership. Additionally, the convenience of a garage situated under the block means you can enjoy hassle-free parking without the worry of roof maintenance.

This property presents an excellent opportunity for those looking to invest in a well-maintained flat in a desirable location close to shops, amenities, bus services and the Tramstop. Call now to appreciate this CHAIN FREE property. Service charge TBC / EPC C/ lease 168 years remaining.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77 80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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

- First floor
- Modern kitchen with appliances
- Double bedroom with fitted wardrobes
- Close to tramlink

Entrance Hall

Kitchen

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

Living Room

14'6 x 11'4 (4.42m x 3.45m)

Bedroom

9'11 x 10'7 (3.02m x 3.23m)

Bathroom

Garage en bloc

