



Approximate total area<sup>(1)</sup>  
 453.71 ft<sup>2</sup>  
 42.15 m<sup>2</sup>

(1) Excluding balconies and terrace

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



EST 1973  
**Paul Meakin** Asking Price £210,000 Middlefields, Croydon, CR0 9LG  
 ESTATE AGENTS

- Chain Free
- Great Condition Throughout
- Another Property Entrusted To Paul Meakin
- Share of Freehold
- Garage En Bloc

Newly offered to the market is this CHAIN FREE excellently presented, one bedroom top floor flat. The property comprises large separate lounge measuring 14'7" by 11'3", refitted kitchen, bright and spacious double bedroom, bathroom, and further benefits from being Share of Freehold, double glazing throughout and has garage en bloc. Situated in cul de sac location, this property is conveniently located for the 433 & 64 bus services to surrounding areas and a range of local amenities including Selsdon high street. Additionally, white goods in the kitchen are included. Call now to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Vary 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		EU Directive 2002/91/EC	

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



ENTRANCE HALL

LOUNGE  
14'7" x 11'3" (4.44 x 3.43)

KITCHEN  
10'10" x 5'7" (3.3 x 1.7)

BEDROOM  
9'10" x 13'1" (3 x 3.99)

BATHROOM

GARAGE

