



EST 1973
Paul Meakin
 ESTATE AGENTS
£285,000 Middlefields, Croydon, CR0 9LH

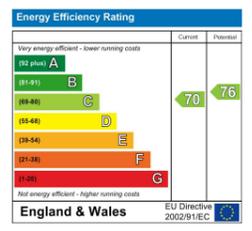


Approximate total area⁽¹⁾
 811.61 ft²
 75.40 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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



Offered to the market with NO ONWARD CHAIN is this purpose built two bedroom ground floor flat which has been looked after beautifully and benefits from a refitted kitchen with integrated appliances, refitted shower room with window, living room measuring 15'7 x 8'2 and with direct access out onto communal grounds, double glazed windows throughout with security shutters, gas central heating via radiators and larger than average garage situated under block and benefiting from power, light and electric garage door. This property is conveniently located for bus services, local amenities and schools. Call now to appreciate the size, standard and location. Leasehold 977 years remaining/ Service charge TBC / Croydon Council tax band C / EPC C.

Entrance

Hallway

Living Room

15'7 x 14'7 (4.75m x 4.45m)

Kitchen

6'5 x 10'8 (1.96m x 3.25m)

Shower Room

Bedroom

9'8 x 11'7 (2.95m x 3.53m)

Bedroom

8'5 x 11'6 (2.57m x 3.51m)

Communal Grounds

Garage En Bloc

22'7 x 8'2 (6.88m x 2.49m)

