



Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
 583.09 ft<sup>2</sup>  
 54.17 m<sup>2</sup>

(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.

GIRAFFE360



EST 1973  
**Paul Meakin** Estate Agents Offers In Excess Of £200,000 Bellfield, Croydon, CR0 9JX

Welcomed to the market is this exceptionally well presented one bedroom purpose built top floor flat. Internally the property benefits from a large living room, fitted kitchen, fitted bathroom, large double bedroom with fitted wardrobes, double glazed windows throughout, and garage en bloc measuring 16'3 x 8'3. Situated in a cul de sac location and being conveniently located for the 64 & 433 bus services and amenities this property warrants your earliest viewing. 120 years remaining on the lease / Service charge £109.37 monthly/ Ground rent £380 per annum / Council Tax Band B / EPC rating E.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>78</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>53</b>	
<b>England &amp; Wales</b>	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



