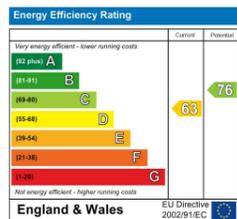


EST 1973  
**Paul Meakin** £187,500 Ladygrove, Croydon, CR0 9LS  
 ESTATE AGENTS



This CHAIN FREE purpose built one bedroom top floor flat is welcomed to the market. Situated within a cul de sac location and being conveniently located for the 64 & 433 bus services, Selsdon & Forestdale's shops and amenities and surround woodland. Internally the property benefits from a fitted kitchen and bathroom, living room measuring 14'8 11'4, double glazed windows throughout, gas central heating via radiators and garage en bloc. Share of freehold (will be 999 years), service charge £1400, Croydon council tax band B/ EPC D.



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

# VIEWING NOTES

Hallway

4'7" x 6'1" (1.41 x 1.87)

Kitchen

10'9" x 5'7" (3.29 x 1.72)

Living Room

14'8" x 11'4" (4.48 x 3.46)

Bedroom

9'5" x 10'9" (2.88 x 3.28)

Bathroom

6'3" x 5'6" (1.93 x 1.68)

Garage en bloc

