

Total approximate area
 602 sqft

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

Energy Efficiency Rating	
Current	Potential
100 points A 91-100 81-90 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	

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



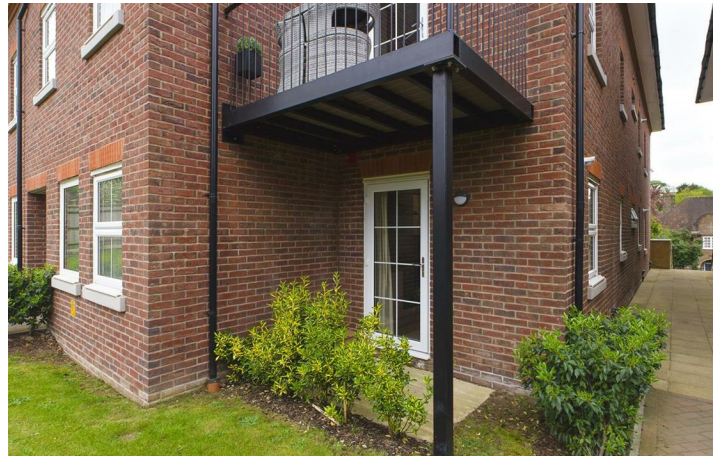
Offers In Excess Of £285,000 Campden Road, South Croydon, CR2 7BZ



Paul Meakin are delighted to exclusively market this spacious and modern purpose-built ground floor apartment located in a sought after area of South Croydon. Built in 2020 and offered with no onward chain the property comprises of a large entrance hall with security phone entry system, open plan living with modern fitted kitchen boasting direct access to private patio area, bedroom with floor to ceiling fitted wardrobes and superior modern three-piece bathroom.

There is plenty of storage in the apartment in addition to wider than normal access. Further features include underground allocated parking with lift access and communal garden areas. This property would suit a mix of buyers including first time purchasers and investors, please call Paul Meakin to secure your viewing.

- One Bedroom
- Ground Floor Apartment
- Long Lease
- No Chain
- Underground Parking
- Lift Access
- Direct Access To Patio Area
- Sought After Location
- Built In 2020
- Another Property Entrusted To Paul Meakin



ENTRANCE HALL
18'4" x 3'11" (5.59 x 1.19)

KITCHEN/LIVING ROOM
19'10" x 15'1" max (6.05 x 4.6 max)

BEDROOM
16'2" x 10'1" (4.93 x 3.07)

BATHROOM
8'5" x 6'6" (2.57 x 1.98)

