



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	60
(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



EST 1973
Paul Meakin £250,000 Moreton Road, South Croydon, CR2 7DN
 ESTATE AGENTS



Paul Meakin would like to welcome to the market this 'Chain Free' one bedroom ground floor flat in a sought after location in South Croydon. This character-filled property offers a spacious bedroom with large windows with fitted bespoke shutters and in the bedroom there is a generously sized bathroom suite. The bright open-plan living room leads into the refitted kitchen with integrated appliances. The French doors provide direct access to the private secluded garden and also benefits from the side access to the front. There is also a private driveway with parking for one car.



The property is superbly located within easy access to South Croydon stations, providing convenient links station to East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town center with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach of a diverse selection of bars and restaurants, and Purley town center is just a short distance away with a further variety of supermarkets, shops and eateries. The area is also well served by excellent schools and open spaces.

