

Approximate total area<sup>(1)</sup>  
 434.67 ft<sup>2</sup>  
 40.38 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

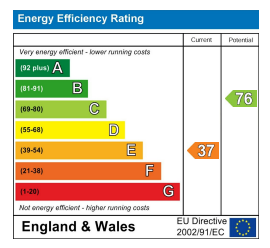
EST 1973  
**Paul Meakin** Offers In The Region Of £200,000 Nottingham Road, South Croydon, CR2 6LN  
 ESTATE AGENTS



Paul Meakin are delighted to present to market this vacant purpose built one bedroom ground floor apartment situated in South Croydon where everything is within easy reach - shops, restaurants, cafes and the mainline train station giving you access into central London in under 20 minutes. Briefly the property comprises of a good size living room with open plan refitted kitchen, double bedroom and modern three piece bathroom. Further benefits include allocated parking.



This property will suit a mix of buyers including investors (Once EPC Recommendations Completed) and first time buyers, please contact Paul Meakin to secure your viewing.  
 Croydon Council tax band B



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

- One Bedroom
- Ground Floor Apartment
- Leasehold
- Allocated Parking
- Ideal For Investors (Once EPC Recommendations Completed)
- Close To Transport Links
- No Chain
- Another Property Entrusted To Paul Meakin

HALLWAY  
3'3" x 9'1" (0.99 x 2.77)

KITCHEN/LIVING ROOM  
21'9" x 10'5" (6.63 x 3.18)

BEDROOM  
12'10" x 9'2" (3.91 x 2.79)

BATHROOM  
4'9" x 6'10" (1.45 x 2.08)

ALLOCATED PARKING

