

TAX BAND: D

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 ESTATE AGENTS
Offers In Excess Of £400,000 West Hill, South Croydon, CR2 0SB

Situated in the desirable area of West Hill, South Croydon, this stunning two-bedroom, two-bathroom ground floor garden apartment offers a perfect blend of comfort and modern living. The property boasts a spacious open-plan kitchen and living area, ideal for both entertaining guests and enjoying quiet evenings at home.

The master bedroom features an en-suite bathroom, providing a private retreat for relaxation. The second bedroom is well-proportioned, making it suitable for guests, family, or even a home office. One of the standout features of this apartment is the level garden space, which offers a delightful outdoor area for gardening, alfresco dining, or simply soaking up the sun.

Conveniently located, this property is close to local amenities and is within easy reach of the station, ensuring excellent transport links for commuting or exploring the wider area. This home is perfect for those seeking a blend of tranquility and accessibility in a vibrant community.

With its modern features and prime location, this property is an excellent opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on quality. Do not miss the chance to make this beautiful apartment your new home.

Leasehold with 115 years remaining
Service Charge £2042.62 pa
Ground rent £546.39 pa
EPC rating B & Council tax band D

Spacious two-bedroom, two-bathroom ground floor apartment

Modern open-plan kitchen and living area

Master bedroom with en-suite

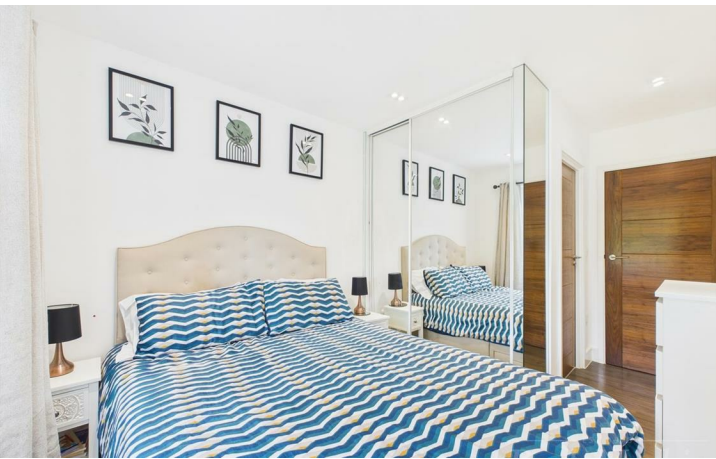
Well-proportioned second bedroom

Private level garden

Purley Oaks and Sanderstead Stations within walking distance

Close to local amenities, including shops, cafes, and everyday essentials

Perfect for first-time buyers, professionals, or downsizers seeking modern living in a vibrant community



Kitchen / Living area
17'3" x 14'0" (5.27 x 4.27)

Bedroom
8'10" x 8'3" (2.70 x 2.54)

Bedroom
10'9" x 7'6" (3.30 x 2.31)

Bathroom
7'3" x 6'7" (2.22 x 2.01)

Hallway
21'7" x 3'4" (6.58 x 1.03)

Bathroom
3'10" x 7'9" (1.19 x 2.37)

Garden

