



Approximate total area⁽¹⁾
484.85 ft²
45.04 m²

(1) Excluding balconies and terrace:

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



Guide Price £250,000 Canning Road, Croydon, CR0 6QA

- Chain Free
- Refitted Kitchen
- Long lease
- Large one bedroom
- Refitted Bathroom
- Central location / one allocated parking space
- Well presented
- East Croydon station
- Another Property Entrusted To Paul Meakin

A 'Chain Free' larger than average one bedroom first floor purpose built flat in a great location for East Croydon station. Internally this well presented flat offers a large refitted kitchen, refitted bathroom, impressive living room enjoying the outlook to the front of the block plus a good sized double bedroom, one allocated parking space. These flats always attract attention from first time buyers looking for a central location to enjoy all the local amenities and from investors as these flats let quickly to good quality tenants. Your earliest viewing is recommended to appreciate location, presentation and size,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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		

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

ENTRANCE HALL
6'9" x 5'5" (2.06 x 1.65)
BEDROOM
11'11" x 10'1" (3.63 x 3.07)
RECEPTION ROOM
15'3" x 10'3" (4.65 x 3.12)
KITCHEN
10'3" x 8'1" (3.12 x 2.46)
BATHROOM
6'9" x 5'5" (2.06 x 1.65)

