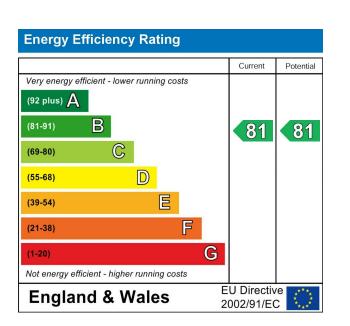
## Paul Meakin EST 1973 Paul Meakin ESTATE AGENTS







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



This property is set amongst 7 luxury new build apartments in a location that is convenient for both Selsdon and Sanderstead's local amenities, frequent bus services to surrounding areas including both South and East Croydon mainline stations as well as a variety woodland walks. This property comes with a private garden / patio area, structural warranty and long leases. Internally the apartments are finished to a high standard offering outside garden space and allocated parking. call now to avoid disappointment. Share of freehold 999 years remaining/ Ground rent £200.00 and Service charge £1550.45 / Croydon Council - New build, tax band not available yet / EPC Rating - B





**ENTRANCE HALL** 

KITCHEN/LIVING ROOM 13'6 x 16'1 (4.11m x 4.90m)

BEDROOM ONE

9'7 x 14'7 (2.92m x 4.45m)

**BEDROOM TWO** 

8'0 x 10'6 (2.44m x 3.20m)

**BEDROOM THREE** 

9'7 x 8'0 (2.92m x 2.44m)

BATHROOM

PRIVATE GARDEN

PRIVATE PARKING



VIEWING NOTES:
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