

Approximate total area⁽¹⁾
 873.60 ft²
 81.16 m²

Reduced headroom
 15.34 ft²
 1.43 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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 Asking Price of £335,000 Applegarth, Croydon, CR0 9DD
 ESTATE AGENTS



Welcomed to the market with no onward chain, is this three-bedroom mid terraced home in Applegarth. Internally the property is offered with sizeable rooms, on the ground floor you are presented with kitchen and large living space, along with a downstairs WC. On the second floor you have three bedrooms, and a shower room, all being well presented and boasting a bright and airy feel. This property is double glazed throughout, has gas central warm air heating and is well located being just 0.3 miles from field way tram stop providing access to East Croydon Station. Early viewing recommended! Freehold/ Croydon Council tax band C/ EPC D

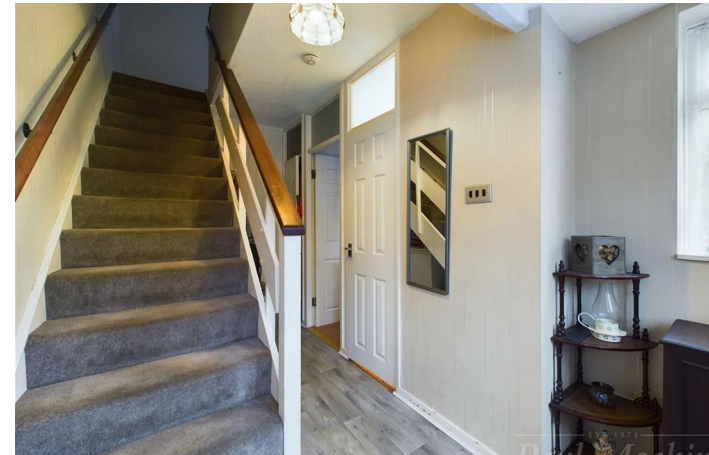
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

VIEWING NOTES

- Hallway
14'0" x 5'9" (4.27 x 1.77)
- WC
3'6" x 3'0" (1.07 x 0.93)
- Kitchen
9'10" x 10'5" (3.01 x 3.18)
- Living Room
12'0" x 19'11" (3.67 x 6.09)
- Landing
3'3" x 11'0" (1.01 x 3.36)
- Bathroom
7'10" x 4'7" (2.40 x 1.42)
- Bedroom
10'11" x 11'10" (3.35 x 3.61)
- Bedroom
11'4" x 12'8" (3.47 x 3.87)
- Bedroom
9'9" x 6'10" (2.99 x 2.10)



Scan for Virtual Tour

