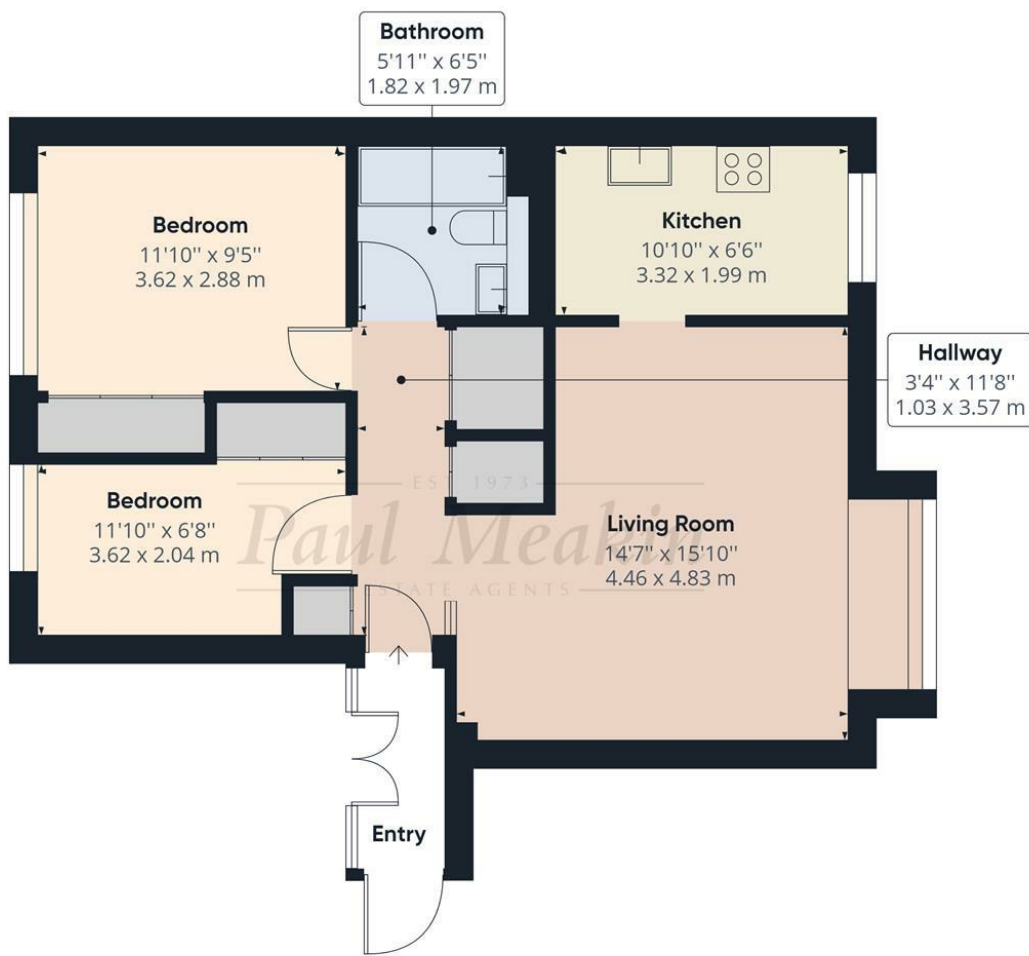




EST 1973  
**Paul Meakin**  
ESTATE AGENTS

**£265,000** Inglewood, Croydon, CR0 9LP



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
629.14 ft<sup>2</sup>  
58.45 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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



**\*\*SHARE OF FREEHOLD\*\*** Offered to the market is this purpose built two double bedroom first floor flat which benefits from a good sized living room, fitted kitchen and bathroom, double glazed windows throughout, gas central heating via radiators, fitted wardrobes to both bedrooms and garage en bloc. This property is tucked away within a cul de sac location and is conveniently located for the 64 and 433 bus services, local amenities and surrounding woodland. Call now to avoid disappointment.

Share of freehold 978 years remaining / Service Charge £2300 per annum / Croydon council tax band C/ EPC C.



Entrance Hall

Living Room

14'7 x 15'10 (4.45m x 4.83m)

Kitchen

10'10 x 6'6 (3.30m x 1.98m)

Bedroom

11'10 x 9'5 (3.61m x 2.87m)

Bedroom

11'10 x 6'8 (3.61m x 2.03m)

Bathroom

Garage en bloc

VIEWING NOTES:

