



EST 1973
Paul Meakin
ESTATE AGENTS

£290,000 Kingsdown Avenue, South Croydon, CR2 6QL



Located in the convenient area of South Croydon, this delightful first-floor flat on Kingsdown Avenue offers a perfect blend of modern comfort and convenience. With three well-proportioned double bedrooms, this property is ideal for families or professionals seeking a peaceful location while remaining close to useful local amenities.

Upon entering, this flat features a welcoming hallway, leading into a modern reception room providing a great space for both relaxation or entertaining guests, a large fitted bathroom, re-fitted kitchen, three double bedrooms and access onto a private balcony area with amazing views. The property also benefits from ample parking space and gas-central heating via radiators.

Situated in a desirable neighbourhood, residents will benefit from easy access to local shops, schools, parks and great public transport links into surrounding areas, ensuring that commuting to central London or other parts of Surrey is both convenient and efficient.

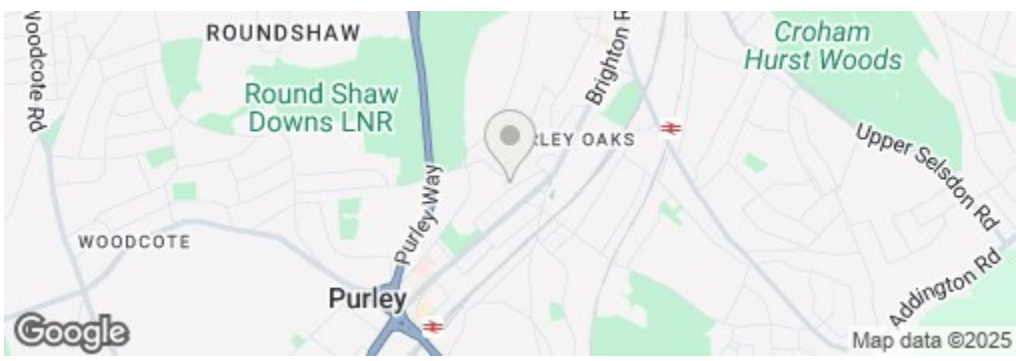
This flat is not to be missed. Whether you are a first-time buyer, seeing an opportunity or just looking for a new home, this flat is perfect for all situations.

Call 02086511234 now to book your viewing and make this flat your home!

Service charge - £86 PM
Ground rent - £10 PA



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	



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

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- A photograph of a residential street. In the foreground, a red car is parked on the right side of the road. Further back, a silver car is parked. The road is paved and has a double yellow line on the left. To the left of the road is a grassy area with a wooden fence. In the background, there is a brick building with multiple windows. The sky is blue with white clouds.



Parking

[illegible]