



Approximate total area<sup>(1)</sup>  
 602.83 ft<sup>2</sup>  
 56.00 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



EST 1973  
**Paul Meakin** Offers In Excess Of £250,000 Middlefields, Croydon, CR0 9LG  
 ESTATE AGENTS

This is a great opportunity to acquire this two bedroom ground floor flat situated in a cul de sac location with easy access to the 64 bus service and being conveniently located for local amenities and surrounding woodland. This property is purpose built and benefits from direct access out onto communal grounds from the living room, fitted kitchen and bathroom, double glazed windows throughout and garage en bloc. Call now to avoid disappointment and to appreciate this CHAIN FREE property. Leasehold 988 years remaining / £1603.38 service charge p/a / Croydon Council tax band C / EPC Rating E

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>74</b>               |
| (81-91) <b>B</b>                            |                         |
| (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 |

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



