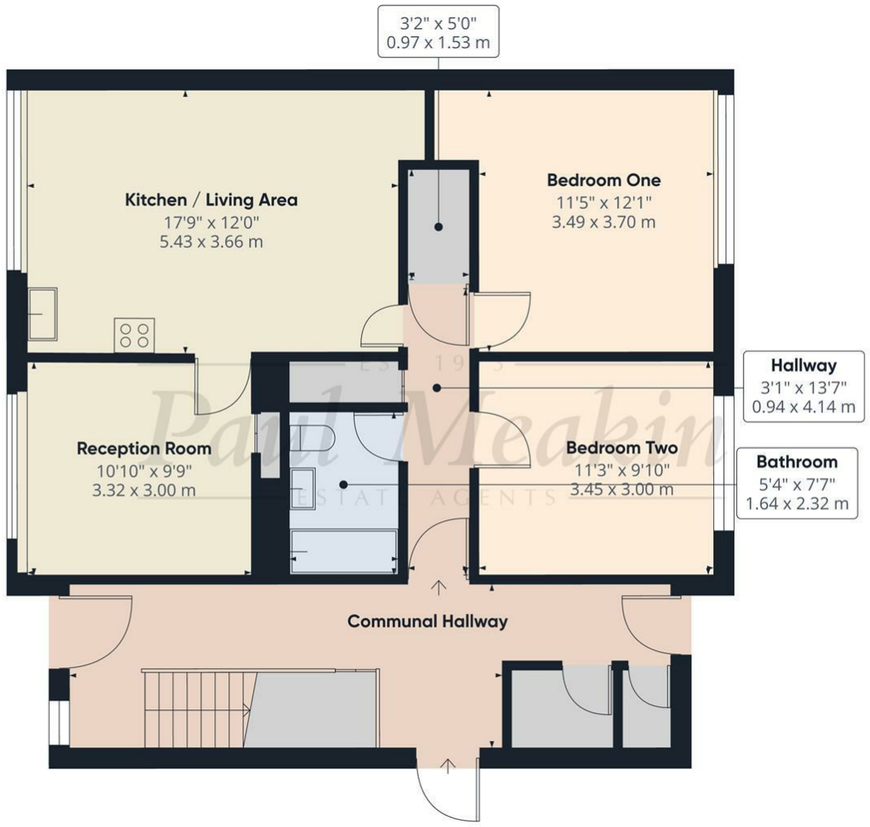
EST 1973
Paul Meakin
ESTATE AGENTS



Approximate total area(1)
738 ft²
68.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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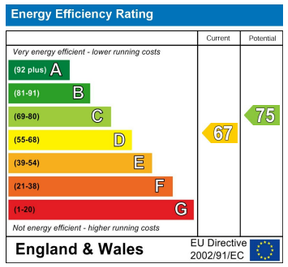

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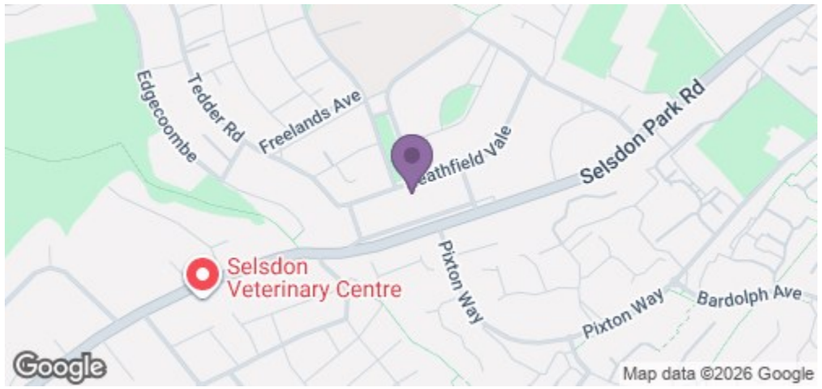

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



EST 1973 Paul Meakin ESTATE AGENTS **£250,000** Heathfield Vale, South Croydon, CR2 8AJ

Situated in Heathfield Vale, South Croydon, this Chain Free two/ three bedroom ground floor flat offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to modernise and put their own stamp on a property.

The accommodation extends to approximately 738 sq ft and comprises an entrance hallway, a generously sized kitchen/living area, a separate reception room or alternatively a third bedroom, two well-proportioned bedrooms, family bathroom, gas central heating and double glazed windows. The flexible layout provides plenty of potential to create a comfortable home suited to individual needs.

Whilst the property would benefit from updating and refurbishment, it offers fantastic scope for improvement and would make an ideal purchase for buyers seeking a project or investors looking to add value.

Conveniently positioned within a residential area of South Croydon, the property is well placed for access to local amenities, schools, transport links and surrounding green spaces.

With its generous proportions, ground floor position and potential for modernisation, this property is well worth viewing to appreciate the opportunity on offer. Leasehold 84 years remaining.

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- Chain Free
- Two-bedroom ground floor flat
- Two Reception Rooms
- Family bathroom
- Excellent potential for refurbishment and improvement
- Ideal opportunity for investors
- Residential location in South Croydon
- Close to excellent transport links

Entrance Hall
3'1" x 13'6" (0.94 x 4.14)

Kitchen/ Living Area
17'9" x 12'0" (5.43 x 3.66)

Reception Room/Bedroom three
10'10" x 9'10" (3.32 x 3.00)

Bedroom One
11'5" x 12'1" (3.49 x 3.70)

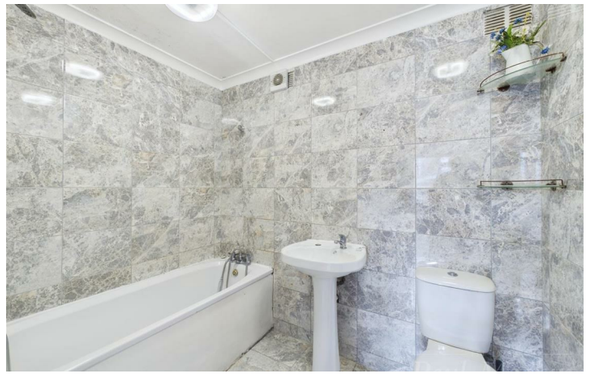
Bedroom Two
11'3" x 9'10" (3.45 x 3.00)

Bathroom
5'4" x 7'7" (1.64 x 2.32)

Communal grounds



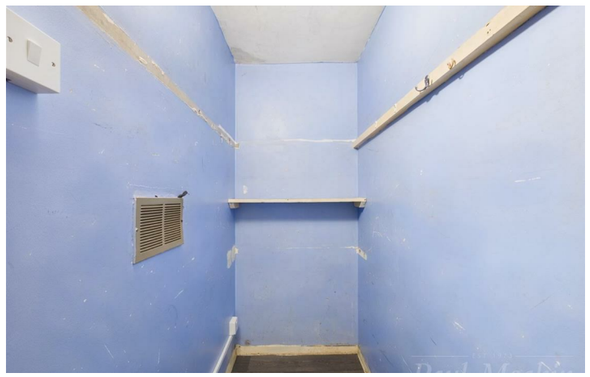
















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