

Approximate total area<sup>(1)</sup>  
 864 ft<sup>2</sup>  
 80.2 m<sup>2</sup>

(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.  
 GIRAFFE360

EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£280,000** Middlefields, Croydon, CR0 9LG



Welcome to this charming two double bedroom purpose-built flat located in the desirable area of Middlefields, Croydon. This delightful property offers a spacious and inviting living environment, perfect for individuals or small families seeking comfort and convenience.

As you enter the flat, you are greeted by a large lounge that provides an excellent space for relaxation and entertaining. The lounge seamlessly leads onto a well-appointed kitchen, making it easy to enjoy meals with family and friends. The flat features two generously sized double bedrooms, ensuring ample space for rest and personal belongings.

The bathroom has been thoughtfully refitted, showcasing modern fixtures and a fresh aesthetic that enhances the overall appeal of the home. This attention to detail adds a touch of luxury to your daily routine.

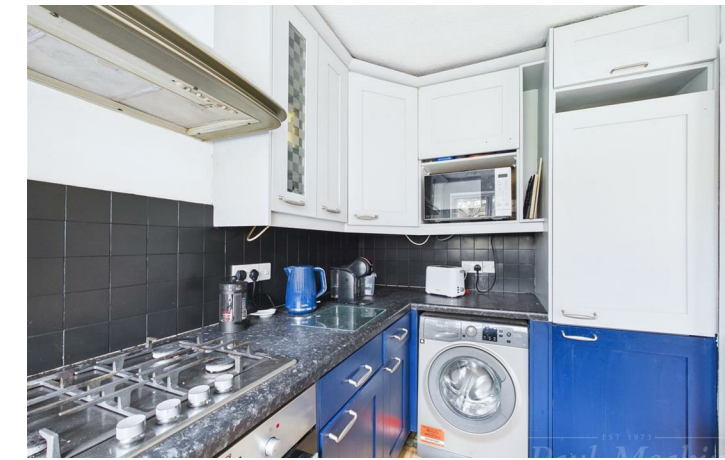
One of the standout features of this property is the large garage measuring 11'3 x 22'3 situated under the block, complete with power and light. This provides not only secure parking but also additional storage options, catering to your practical needs.

With a lease of 974 years, this flat offers long-term security and peace of mind for prospective buyers. The location in Middlefields is well-connected, providing easy access to local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate both convenience and community.

In summary, this two double bedroom flat in Middlefields, Croydon, presents a wonderful opportunity to own a comfortable and well-equipped home in a sought-after area. Do not miss the chance to make this property your own. Service charge £2008 per annum.

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



Hallway

Living Room

14'7 x 15'8 (4.45m x 4.78m)

Kitchen

11'3 x 6'11 (3.43m x 2.11m)

Bedroom One

11'8 x 9'11 (3.56m x 3.02m)

Bedroom Two

11'7 x 8'6 (3.53m x 2.59m)

Bathroom

Garage situated under block

11'3 x 22'3 (3.43m x 6.78m)

