



1 Bed

Flat - Purpose Built

Meadvale Road

Guide price

£200,000

Leasehold

- Refurbished ground floor maisonette
- 1 bedroom
- Open plan Living
- Upvc double glazing
- Gas central heating
- Own private garden
- Ideal for first-time buyers
- Viewing highly recommended
- New Lease 125 years



Meadvale Road
Croydon
CR0 6JZ



Guide Price: £200,000 - £220,000. Situated in Meadvale Road in Croydon, this charming ground floor maisonette presents an excellent opportunity for first-time buyers. Recently refurbished, the property boasts a double bedroom, a modern shower room, and a welcoming reception room, all thoughtfully designed to maximise space and comfort.

One of the standout features of this flat is its own private garden, providing a delightful outdoor space for relaxation or entertaining. The location is particularly advantageous, with a variety of shops and transport links just a stone's throw away, ensuring that daily conveniences are easily accessible.

This converted maisonette is offered with a new 125-year lease, making it an attractive proposition for those looking to invest in their first home. With its blend of modern living and outdoor space, this maisonette is not to be missed. Whether you are seeking a peaceful retreat or a vibrant community, this property is sure to meet your needs.

Entrance

Own entrance. UPVC double glazed front door.

Reception area/ kitchen area

23'0 x 11'2

Reception area: UPVC double glazed window to rear. UPVC double glazed door to garden. Radiator. Wood flooring.

Kitchen area: Range of wall and base units with work surfaces over. Built-in oven, hob and extractor hood. Single drainer sink unit. Built-in fridge, washing machine and microwave. Wood flooring.

Shower room

8'3 x 3'6

Shower cubicle. Vanity wash hand basin. Low level wc.

Garden

23'9 x 11'4

Paved area. Stone chippings. Side access.

Tenure

"We are advised by the vendor(s) that the tenure is Leasehold with a new 125 year lease. Ground rent Peppercorn. Service charge £300.00pa". (Awaiting verification).

Authority

London Borough Of Croydon. Band A £1577.94





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 357 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 357 SQ FT / 33 SQM	Meadvale Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 06/01/25
	photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	

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