

# Jukes & Co

## Estate Agents



## Pawsons Road

, Croydon, CR0 2QF

£190,000



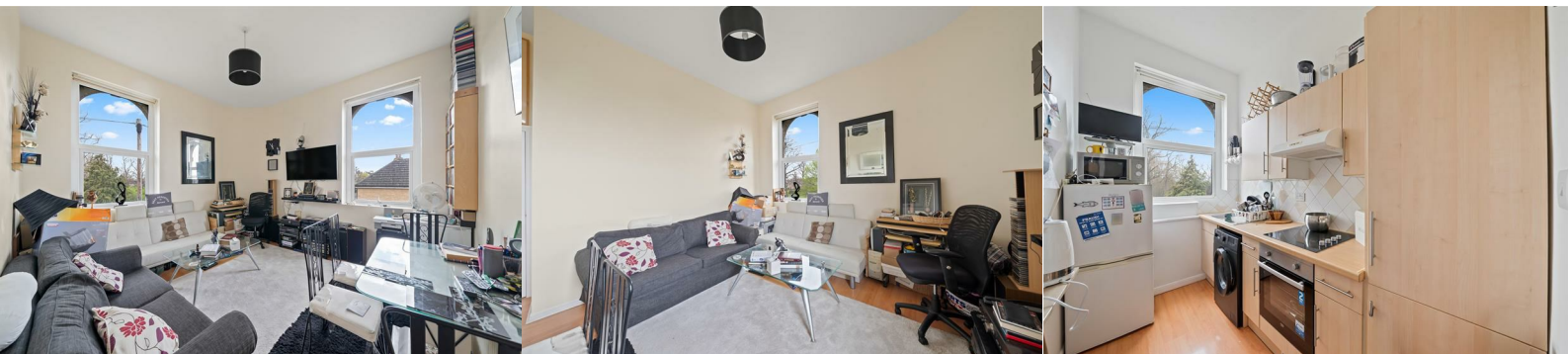
A spacious one-bedroom flat featuring a generously sized lounge, a separate kitchen, and a well-appointed bathroom. Offered with a long lease and no onward chain, this property presents an excellent opportunity for first-time buyers or investors alike.

Situated in the heart of Croydon, the property benefits from a vibrant and well-connected location that continues to see significant regeneration and investment. Croydon offers the perfect balance of urban convenience and suburban living, making it an increasingly popular choice for a wide range of buyers.

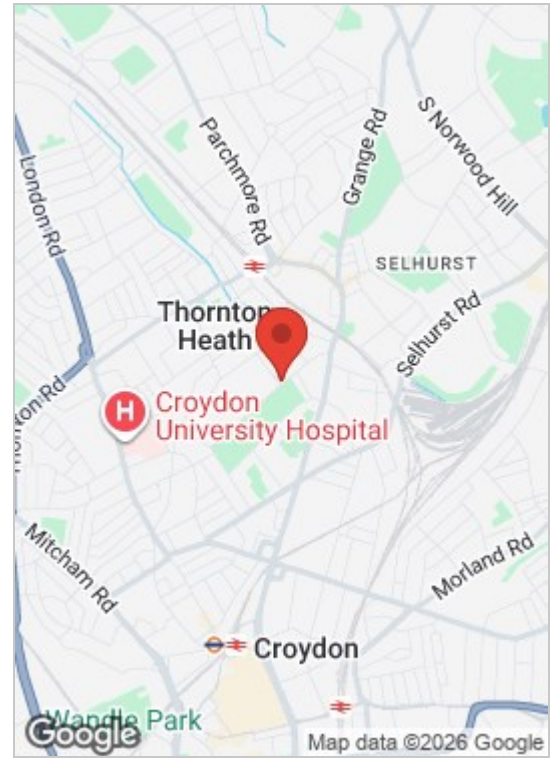
The town centre provides an extensive selection of shops, restaurants, cafés, and leisure facilities, along with cultural attractions such as Fairfield Halls. Residents also enjoy excellent transport links, with East Croydon Station offering fast and frequent services into Central London in under 20 minutes, as well as direct connections to Gatwick Airport.

For those who enjoy outdoor space, the area is well served by a number of green open spaces, including Lloyd Park and Coombe Woods, providing ideal spots for relaxation and recreation.

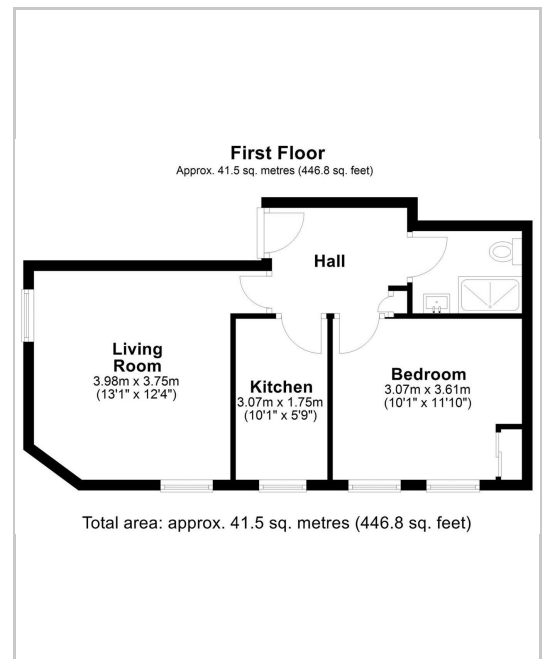
Overall, this property combines comfortable living accommodation with a highly convenient location, making it a fantastic opportunity in one of South London's most dynamic and evolving areas.



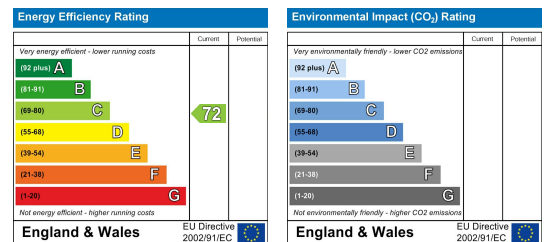
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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