**Meadside Close, BR3 | Guide Price £325,000**

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# In General

- Two bedroom ground floor apartment
- No onward chain
- A share of the freehold
- Two parking spaces
- Quiet cul de sac
- Nearby rail links
- Juliet balcony
- 19ft 6 reception room

# In Detail

GUIDE £325,000 - £350,000

A neatly presented two bedroom ground floor apartment forming a small low rise development nearby multiple transport links and amenities.

This neutrally decorated blank canvas could be an ideal opportunity for a hassle-free first purchase and comes with the benefit of a share of the freehold and no onward chain. A generous reception room extends to 19ft 6 and boasts a Juliet balcony which is great for airflow on summer days. Both of the bedrooms are of a double proportion (ideal for long term guests or sharers), whilst the kitchen has ample work and storage space and is partially open to the living area. Further benefits include fitted storage, two allocated parking spaces, and a communal rear garden.

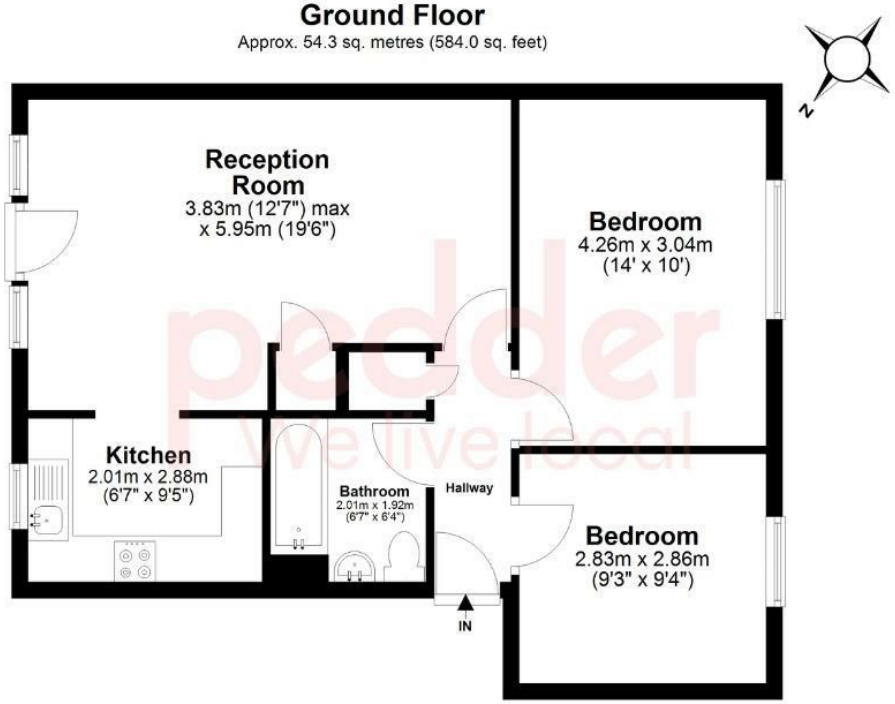
Meadside Close is a quiet cul de sac well placed for both Clock House and Kent House rail links (to London Bridge, Victoria, and Cannon Street), Beckenham Road tram stop (to East Croydon and Wimbledon), as well as a variety of shopping and leisure options within the vicinity.

EPC: C | Council Tax Band: C | Lease: 969 Years remaining | SC: £0 | GR: £0 | BI: Inc in maintenance fund £60pm

# Floorplan

## Ground Floor

Approx. 54.3 sq. metres (584.0 sq. feet)




Total area: approx. 54.3 sq. metres (584.0 sq. feet)

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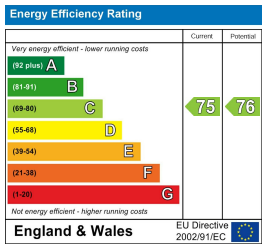
Plan produced using PlanUp.

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