

mi-move

MOVING MADE EASY



Bellfield, Selston

£190,000

This is a lovely top floor one bedroomed purpose built flat situated in a quiet cul-de-sac location. It is in very good decorative condition and is offered for sale for investors only as there is a tenant in residence. The property has double glazing and has a single garage en bloc within less than a minute's walk.

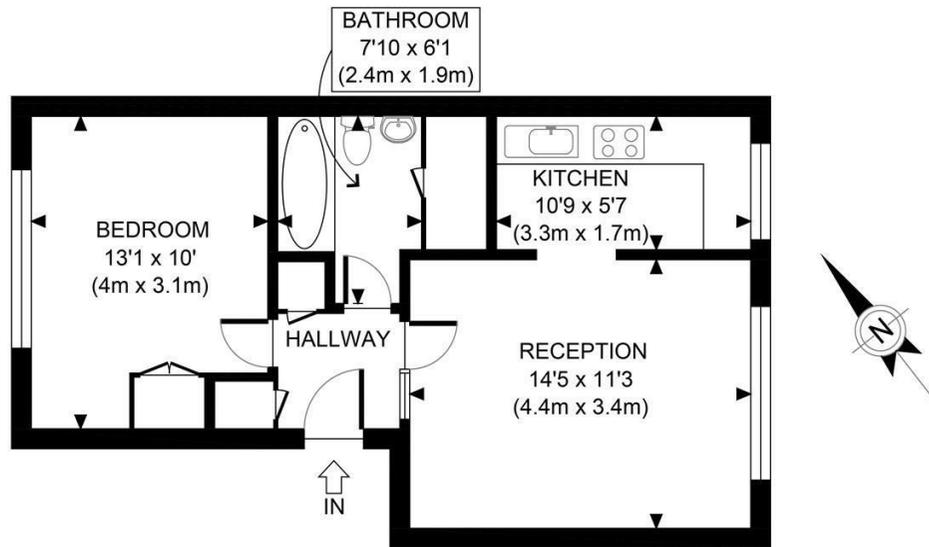
The flat is accessed via a communal entrance with entryphone and the front door to the flat itself opens into a small hallway with a glazed door to the bright and spacious lounge/diner making the room light and airy. Just off this room is the kitchen which has a range of wall and base units and there is space for cooker, fridge/freezer and washing machine.

To the other side of the hall is the double bedroom which has a built in double wardrobe. The bathroom is spacious and includes a full suite with an electric shower.

The flat is offered for sale with a long lease to rent on a long term basis. It is situated within walking distance of the local shopping parades in Seldson Road and bus routes into central Croydon.







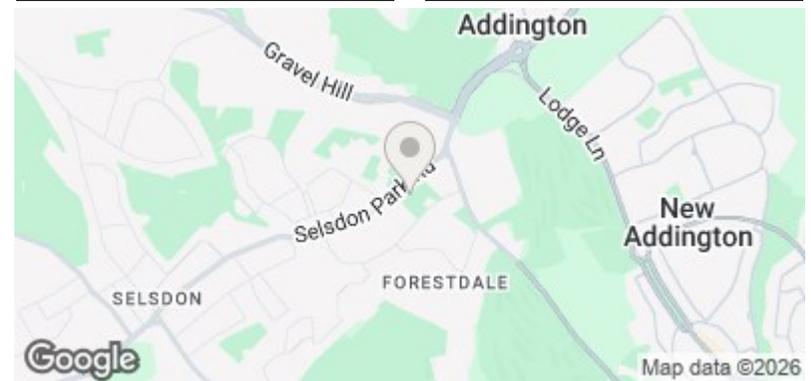
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 458 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
	52	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		73
	29	
England & Wales	EU Directive 2002/91/EC	

<p>APPROX. GROSS INTERNAL FLOOR AREA 458 SQ FT / 43 SQM</p> <p>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</p>	Bellfield
	date 21/12/22
	photoplan



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