

**Flat 5, 236 Selsdon Road**  
South Croydon, CR2 6PL

**Offers Over £340,000**



## Flat 5, 236 Selsdon Road

South Croydon, CR2 6PL

A modern, well-presented two-bedroom, two-bathroom apartment with a generous private balcony and allocated parking — ideal for commuters and first-time buyers seeking space, convenience and long-term value.

The bright open-plan living and dining area forms the heart of the home, featuring a sleek integrated kitchen and direct access to the private balcony, perfect for morning coffee or evening dining. The main bedroom benefits from a contemporary ensuite shower room, while the second double bedroom includes built-in wardrobes, making the layout ideal for sharers, guests or young families. A modern family bathroom completes the accommodation.

Further benefits include gas central heating, double glazing, a secure video entry system and well-maintained communal areas.

The property is well located for South Croydon and Sanderstead stations, providing convenient links into Central London, along with nearby shops, amenities and green spaces.

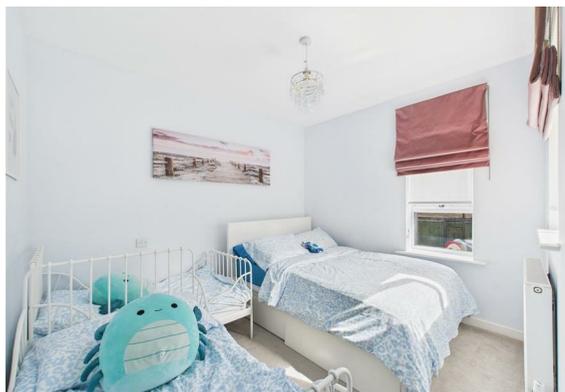
### Freehold position:

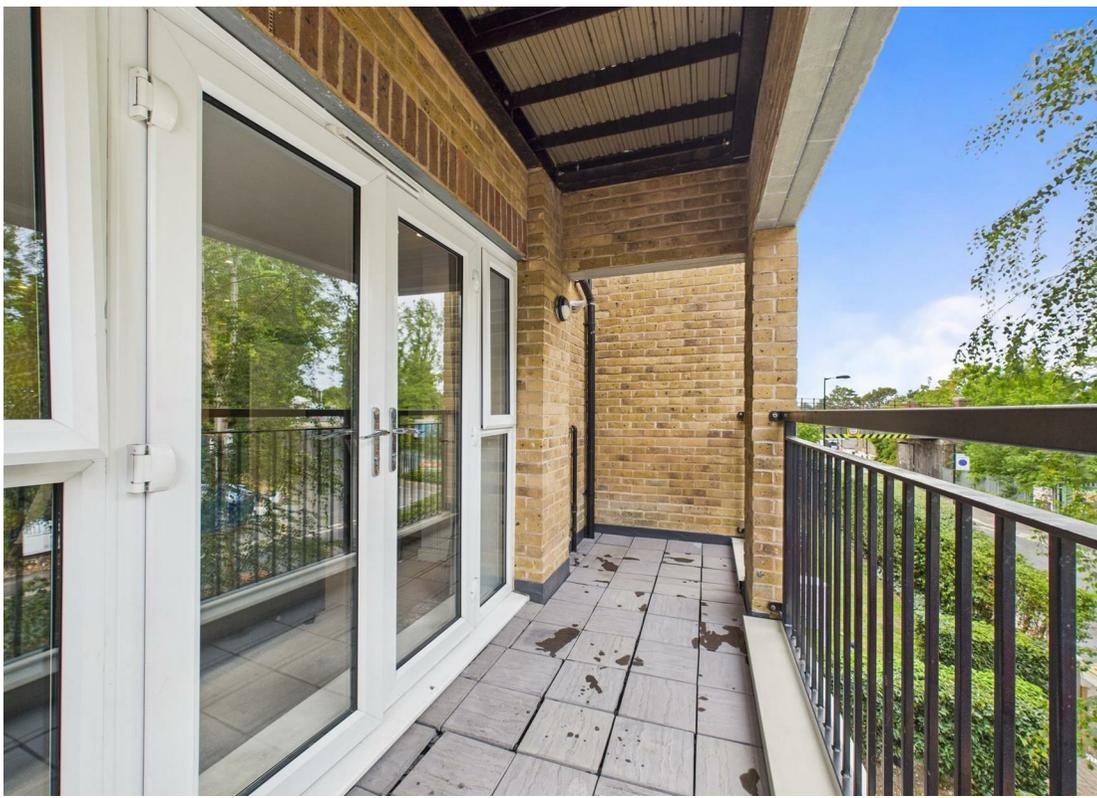
Residents have commenced the process of acquiring a share of the freehold, offering future security and added long-term appeal for an incoming purchaser (please ask the agent for current status).

### Tenure & costs

- Tenure: Leasehold
- Remaining lease: 144 years
- Service charge: £2,190 per annum
- Ground rent: £200 per annum

Offered in excellent condition and ready to move into. Viewings are highly recommended.





Entrance Hall

Living Room/Dining Room  
17'10" x 15'4" (5.45m x 4.69m)

Kitchen  
7'3" x 7'6" (2.22m x 2.3m)

Balcony  
14'8" x 4'4" (4.48m x 1.34m)

Bedroom  
12'0" x 9'7" (3.67m x 2.93m)

Ensuite  
5'10" x 4'4" (1.79m x 1.33m)

Bedroom  
10'2" x 8'11" (3.12m x 2.74m)

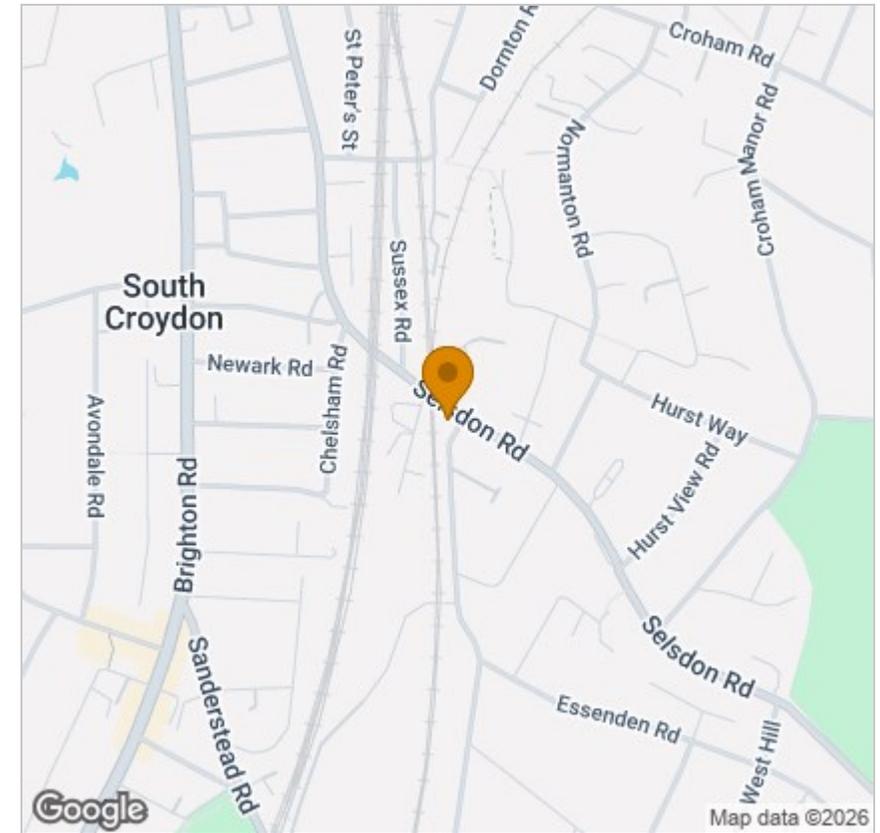
Wardrobe Area  
7'5" x 3'1" (2.28m x 0.94m)

Bathroom  
5'10" x 6'4" (1.78m x 1.94m)

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

