



- Top floor flat
- Refitted kitchen
- Refitted bathroom
- Double glazed windows
- Share of freehold

**126 Hartscroft , Linton Glade, Croydon, CR0 9LD**

**£260,000**

We are delighted to offer to the market this refurbished two bedroom top floor flat. The property is set in leafy Hartscroft with garage close by. The accommodation comprises of a through lounge, fitted kitchen with integrated fridge/freezer, modern bathroom and second bedroom. The owner states the property has been rewired and has the benefit of share of freehold. Ideal first time purchase or investment property. No onward chain and your earliest viewing is advised to appreciate location and size.



## Property Description

### ENTRANCE HALL

Entrance door, built-in coats cupboard housing electric meter, second built-in cupboard housing hot water cylinder and water softener, loft hatch.

### LOUNGE/DINER

16' 0" x 14' 6" (4.88m x 4.42m) Double glazed window to front, two wall mounted electric storage heaters, TV ariel socket and BT phone socket.

### KITCHEN

11' 6" x 6' 6" (3.51m x 1.98m) Double glazed window to front, wall and base units, integrated fridge/freezer, stainless steel sink unit with mixer tap, four ring electric hob with extractor over and oven below, space for washing machine, fully tiled walls, tiled flooring.

### BEDROOM ONE

11' 7" x 11' 7" (3.53m x 3.53m) into recess Double glazed window to side, wall mounted storage heater.

### BEDROOM TWO

12' 4" x 8' 9" (3.76m x 2.67m) Double glazed window to side, wall mounted storage heater.



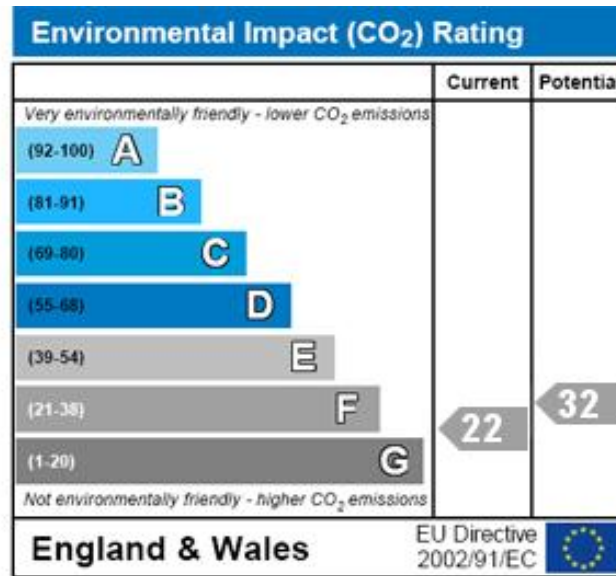
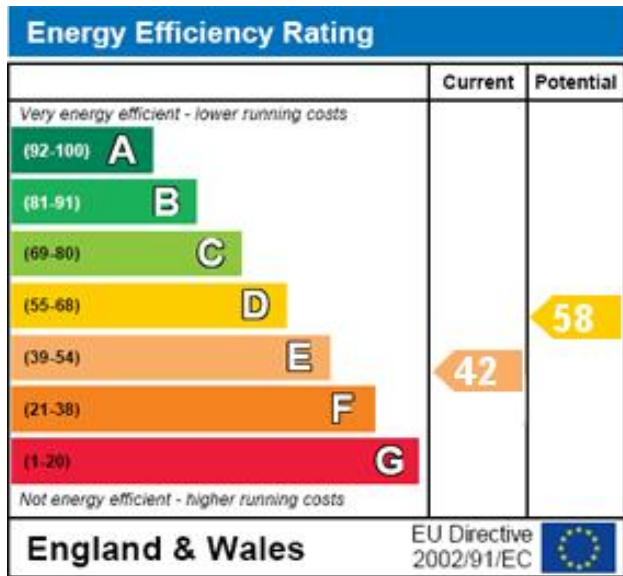


#### BATHROOM

7' 0" x 6' 5" (2.13m x 1.96m) White bath with Mira electric shower and screen, low level w.c., pedestal wash hand basin, extractor to ceiling, fully tiled walls, tiled flooring.

#### GARAGE

En-block number 116.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

216 Addington Road  
South Croydon  
Surrey  
CR2 8LD

www.paulmeakin.co.uk  
020 8651 1234

Mon-Fri: 9am – 6.30pm  
Sat: 9am – 5.30pm  
Sun: 10am – 4pm



020 8651 1234