



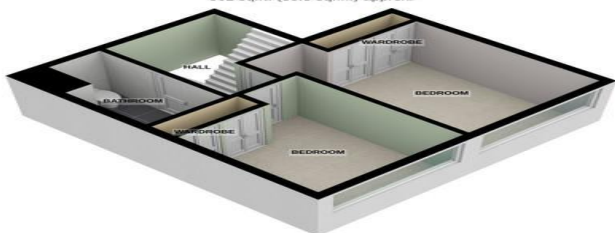
31 Meller Close, Beddington, CR0 4UB | **Guide Price £255,000 Leasehold**

A spacious split level purpose built apartment. The property is set over 3 floors from the entrance, on one level are the 2 double bedrooms and the family bathroom, the other level has a 17'11" reception room and a 17'10" kitchen with views over Beddington Park. The property also benefits from a storage/garden cupboard on the ground floor, communal gardens, car park, a long lease and a garage. Viewing is recommended.

ENTRANCE FLOOR
32 sq.ft. (3.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022.

COMMUNAL ENTRANCE

ENTRANCE HALL

STAIRS UP TO LANDING

BEDROOM 1 14' 5" x 9' 10" (4.39m x 3m)

BEDROOM 2 11' 4" x 9' 10" (3.45m x 3m)

BATHROOM 9' 5" x 5' 4" (2.87m x 1.63m)

STAIRS UP TO LANDING

RECEPTION ROOM 17' 11" x 12' (5.46m x 3.66m)

KITCHEN 17' 10" x 7' 8" (5.44m x 2.34m)

VIEWS OVER BEDDINGTON PARK

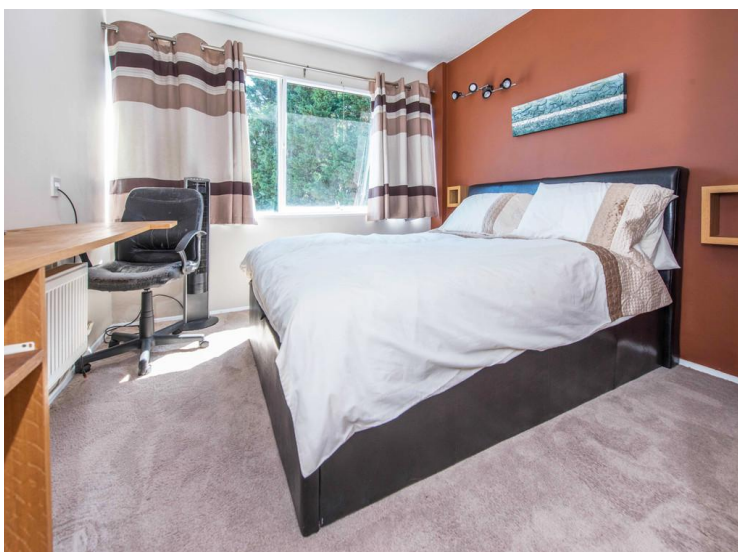
WELL PRESENTED

COMMUNAL GARDEN

COMMUNAL CAR PARK

GARAGE

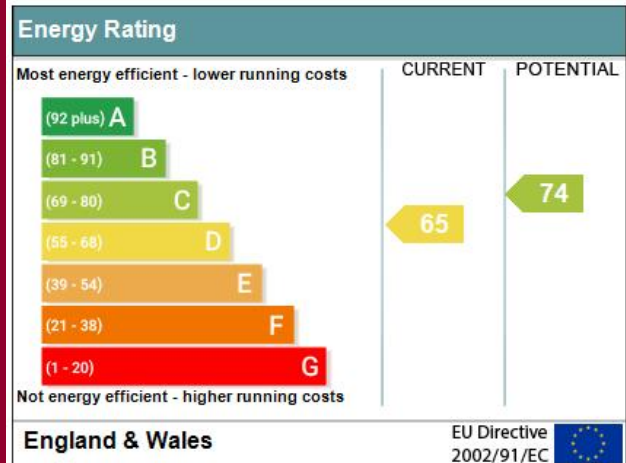
LONG LEASE



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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