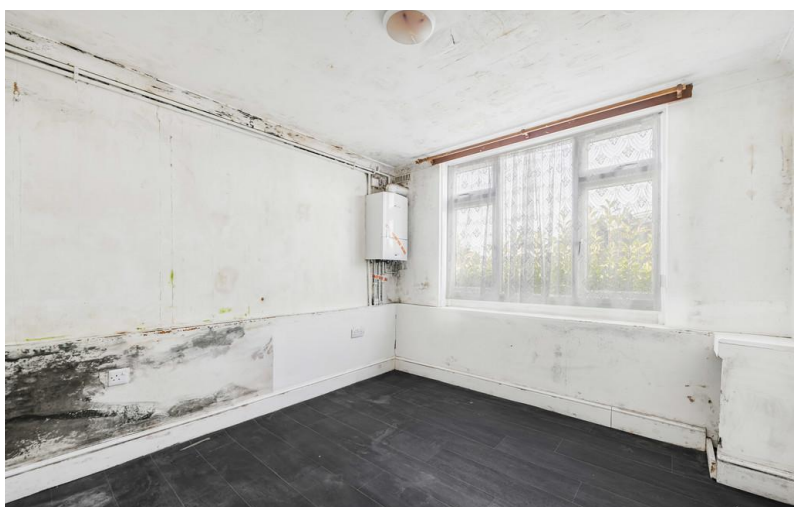


FOR SALE



Selsdon Park Road , Selsdon

3 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £200,000



Spacious 3-Bedroom Ground Floor Apartment | Open-Plan Kitchen | Prime Selsdon Location | No Onward Chain

- **Spacious 3 Bedroom Flat**
- **Ground Floor**
- **Selsdon**
- **No Chain**
- **Close to Local Shops**
- **Gas Central Heating**
- **Good Transport Links**

Ideally located just moments from Selsdon High Street, this well-proportioned three-bedroom ground floor apartment offers excellent potential for buyers seeking a home to put their own stamp on. Positioned close to a variety of shops, cafés, and excellent transport links, this property combines convenience with generous living space.

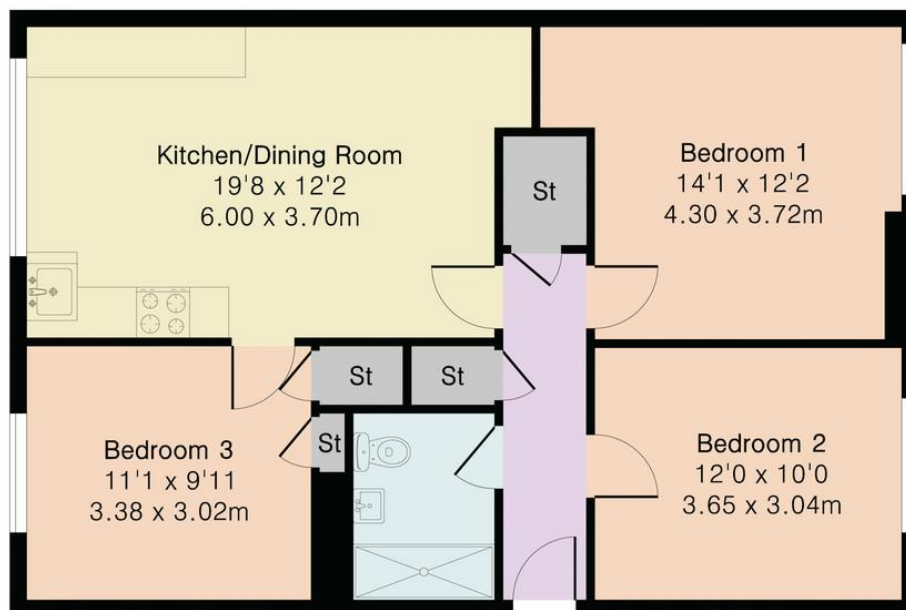
The accommodation includes a bright and airy open-plan kitchen and living area, creating a sociable hub for cooking, dining, and relaxing. There are three bedrooms and a family bathroom. While the property would benefit from some updating, it offers a fantastic opportunity to create a stylish and modern home tailored to your tastes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offered to the market with no onward chain, this is an ideal purchase for first-time buyers, downsizers, or investors looking for a property in a highly convenient location.



Approximate Gross Internal Area 763 sq ft - 71 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.