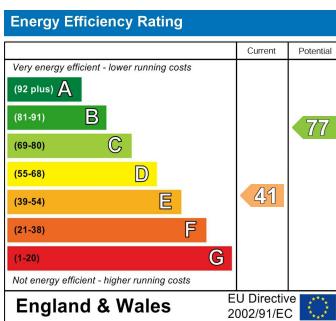




Ground Floor Building 2



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

(1) Excluding balconies and terrace:
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973
Paul Meakin Offers In Excess Of £245,000 Pennycroft, Croydon, CR0 9LL
ESTATE AGENTS

This exceptionally well presented purpose built one bedroom ground floor flat is welcomed to the market. The current owners have spent a considerable amount of time and money on re-modernising the property throughout which now benefits from an open plan kitchen with breakfast bar, living room leading onto AstroTurfed private garden, refitted bathroom, double glazed windows throughout, gas central heating throughout, share of freehold and larger than average garage measuring 8'7 x 23'1 with power and light. Situated in a cul de sac location and being conveniently located for the 64 bus services and amenities this property warrants your earliest viewing. Share of freehold 957 years remaining on the lease / Service charge £1183 per annum.



VIEWING NOTES:

ENTRANCE HALL

LIVING ROOM

11'2" x 14'7" (3.4 x 4.44)

KITCHEN

5'7" x 10'10" (1.7 x 3.3)

BEDROOM

13'0" x 9'11" (3.96 x 3.02)

BATHROOM

GARDEN

GARAGE UNDER BLOCK

8'7" x 23'1" (2.62 x 7.04)

