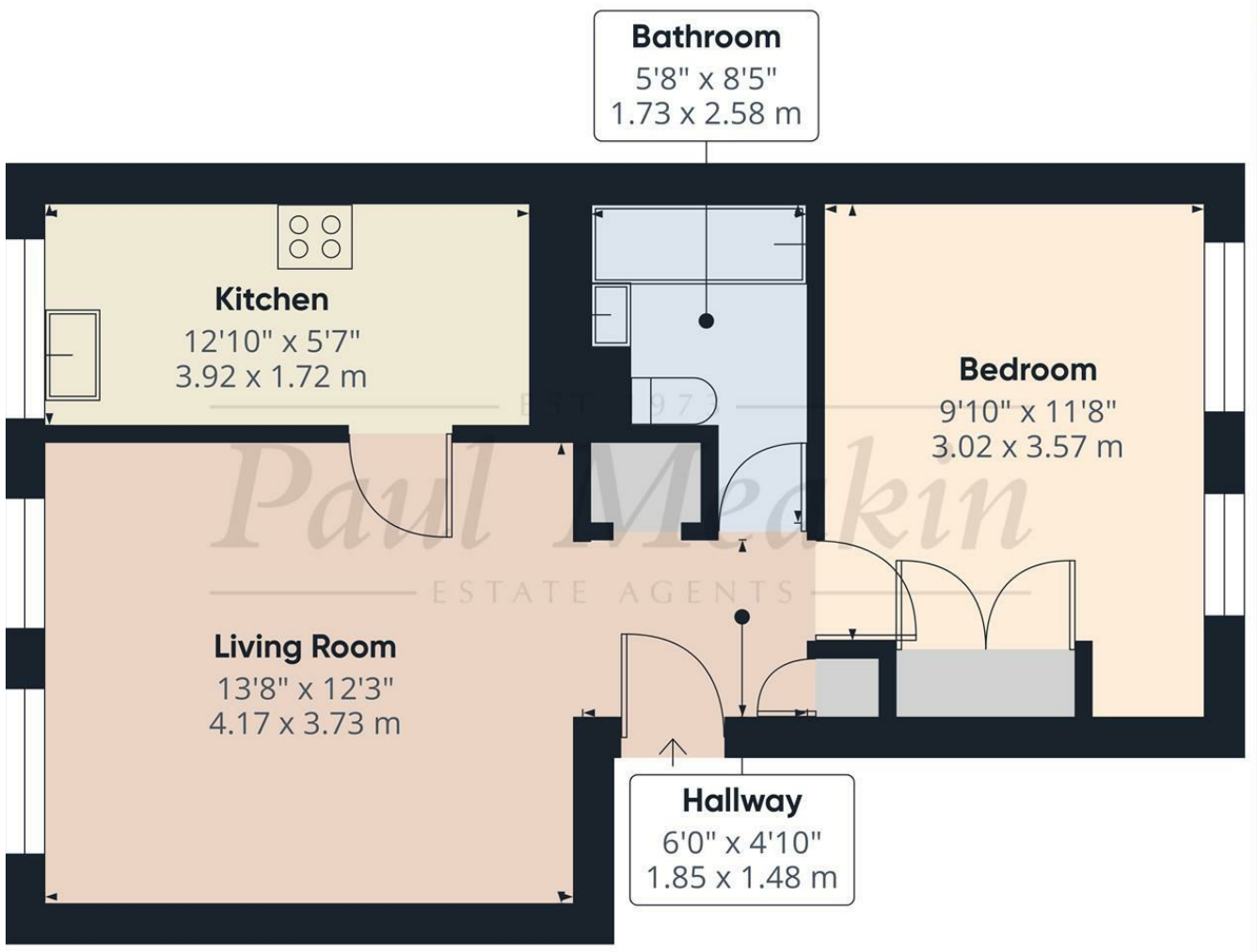




EST 1973  
**Paul Meakin** £210,000 Friars Wood, Pixton Way, Croydon, CR0 9JN  
 ESTATE AGENTS



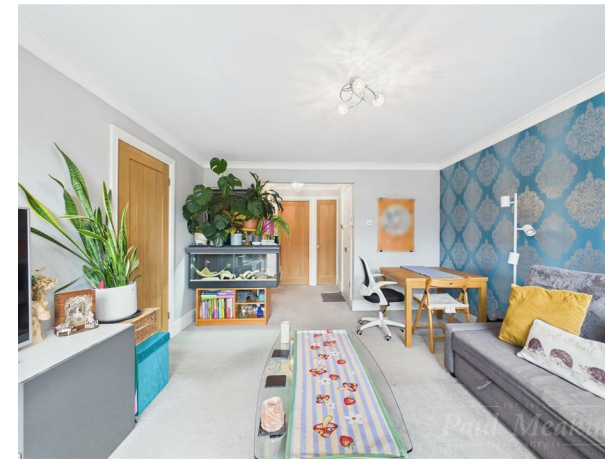
EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
 457 ft<sup>2</sup>  
 42.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Located in the delightful area of Friars Wood, this first floor purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 538 square feet.

The flat comprises one spacious bedroom, fitted bathroom, refitted kitchen, a large reception room, perfect for both relaxing and entertaining guests, surrounding communal gardens, garage en-bloc and gas central heating.

Built in 1965, this property has been recently modernised, ready for someone to move in and make their home.

Situated in Forestdale, residents will benefit from a friendly community with a variety of local shops, cafes, and parks nearby and in the popular Selsdon area, also benefitting from useful transport links, including bus and tram services into Central Croydon and surrounding areas.

This flat is an excellent opportunity for first-time buyers or those seeking low-maintenance living in a desirable location.

Lease 132 years remaining / Service charge 1408.72 per year approx.

Call 02086511234 now to book your viewing before it's too late!



Energy Efficiency Rating	
Current	Potential
A (91-100)	A (91-100)
B (81-90)	B (81-90)
C (71-80)	C (71-80)
D (61-70)	D (61-70)
E (51-60)	E (51-60)
F (41-50)	F (41-50)
G (31-40)	G (31-40)

Not energy efficient - higher running costs  
 England & Wales  
 EU Directive 2002/91/EC

TAX BAND: B

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

