



TAX BAND: C

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



Offers In Excess Of £199,950 Woodpecker mount, Croydon, CR0 9JE

Paul Meakin are pleased to present to the market this CHAIN FREE one bedroom flat on the popular Forestdale development. This well-appointed property features one inviting reception room, fitted kitchen, maintained bathroom and sizeable bedroom.

The property is situated in a desirable location, with easy access to local amenities, transport links, and green spaces, making it an excellent choice for those who appreciate both urban and suburban living.



This flat presents a wonderful opportunity for anyone looking to establish a home in a vibrant community. With its practical layout and appealing features, it is sure to attract interest from prospective buyers or renters alike. Viewing recommended!

Call 02086511234 today to book!

Croydon Council tax band B/ EPC C.  
Leasehold- 132 years remaining  
Service charge and ground rent - £182.79 per 10 months

- CHAIN FREE
- Garage En-bloc
- Communal Gardens
- Gas central heating

### Viewing Notes:

#### Bedroom

9'9" x 13'5" (2.98 x 4.10)

#### Reception Room

13'7" x 12'1" (4.15 x 3.69)

#### Kitchen

10'11" x 5'8" (3.35 x 1.75)

#### Bathroom

#### Hallway

#### Garge en-bloc

#### Communal Gardens

