



Ground Floor



Landing
 3'1" x 3'3"
 0.95 x 0.99 m

Floor 1

Approximate total area[®]
 813.45 ft²
 75.57 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Offers In Excess Of £300,000 Woodpecker Mount, Pixton Way, Croydon, CR0 9JE



Bathroom
 6'8" x 5'11"
 2.06 x 1.80 m

Landing
 4'6" x 6'7"
 1.37 x 2.01 m

Floor 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	75
EU Directive 2002/91/EC			



Welcomed to the market CHAIN FREE is this end of terrace 2 bedroom, split-level maisonette located in Forestdale, conveniently located for both the 64 & 433 bus services, local amenities and a selection of Primary schools including Forestdale Primary School. This property boasts a large open plan living/dining space, perfect for either relaxing or entertaining guests. Refitted kitchen and bathroom, two double bedrooms with built in storage, large loft storage with direct access, gas central heating via radiators, double glazed windows throughout, a garage en bloc, currently being used as a gym, with a new door and roof and green communal gardens. Book a viewing today to appreciate the size and everything else the property has to offer.

Leasehold 119 years remaining / EPC Rating C / Croydon Council Tax Band C / Ground Rent £631.25 per annum / Service Charge £200 per annum.

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 are 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

