



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£250,000** Pennycroft, Croydon, CR0 9LL

**Living Area / Kitchen**  
 14'8" x 17'2"  
 4.48 x 5.26 m

**Bathroom**  
 6'3" x 4'8"  
 1.93 x 1.45 m

**Bedroom**  
 9'7" x 10'10"  
 2.95 x 3.31 m

**Hallway**  
 5'6" x 5'0"  
 1.69 x 1.54 m

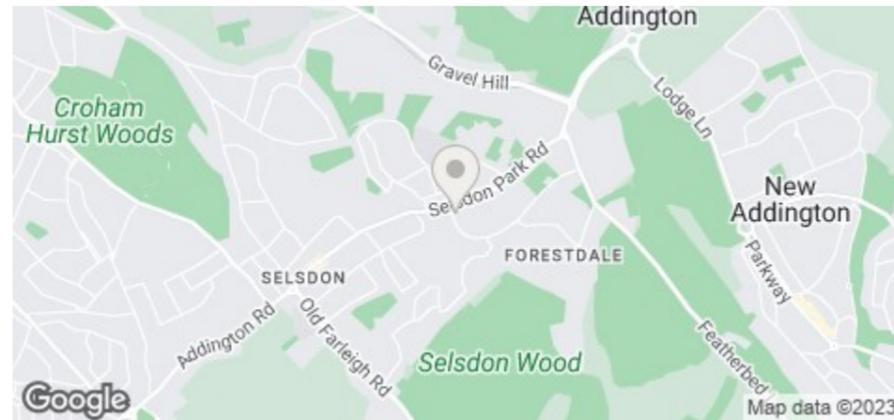
Approximate total area<sup>(1)</sup>  
 449.99 ft<sup>2</sup>  
 41.81 m<sup>2</sup>

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



- Stunning one bedroom flat
- double glazed windows & gas central heating
- Garage en bloc
- Refitted open plan kitchen
- Secluded private rear garden
- Close to local amenities and shops



Do not miss this opportunity to acquire this exceptionally well presented purpose built one bedroom ground floor flat which now benefits from an impressive refitted open plan kitchen leading onto the lounge/diner, refitted shower room with space for tumble dryer and storage and double bedroom with built in wardrobes to one wall. This property also benefits from a secluded private rear garden, double glazed windows throughout, gas central heating via radiators and garage en bloc with pitched roof. This property is conveniently located for the 64 bus service to surrounding areas and is close to local amenities and shops. Call now to appreciate just how beautiful this property is. Share of freehold 977 years remaining / Service charge of £1310 per annum / Croydon council tax band B / EPC Rating 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

