



Approximate total area^m
 446 ft²
 41.5 m²

(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



£190,000 Woodpecker mount, Croydon, CR0 9JB



Welcome to this charming one-bedroom ground floor flat located on Pixton Way in the vibrant area of Croydon. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers.

As you enter the flat, you are greeted by a spacious living room that provides ample space for relaxation and entertaining. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The flat features a refitted kitchen that is both modern and functional and the bathroom has also been thoughtfully updated complete with a window at the side that adds to the airy feel.

This property benefits from double-glazed windows, which not only enhance energy efficiency but also contribute to a peaceful living environment. Additionally, the flat comes with a garage en bloc, providing secure parking and extra storage options.

One of the standout features of this property is the vendor's commitment to extending the lease to an impressive 175 years, offering peace of mind for future ownership.

Situated in a well-connected area, this flat is close to local amenities, transport links, and green spaces, making it a convenient base for modern living. Do not miss the opportunity to make this lovely flat your new home. Service charge £1827.77 per annum.



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 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

Entrance Hall

Living Room

12'1 x 13'8 (3.68m x 4.17m)

Kitchen

5'7 x 10'10 (1.70m x 3.30m)

Bedroom

11'5 x 10'2 (3.48m x 3.10m)

Bathroom

Garage en bloc

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(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		EU Directive 2002/91/EC	

Very environmentally friendly - lower CO ₂ emissions		Current		Potential	
(92 plus) A					
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