

Approximate total area⁽¹⁾
 448 ft²
 41.6 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



EST 1973
Paul Meakin £205,000 Woodpecker mount, Croydon, CR0 9JB
 ESTATE AGENTS

Nestled in the desirable area of Woodpecker Mount on Pixton Way, Croydon, this charming one-bedroom first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed open plan kitchen and living room, which has been thoughtfully refitted to create a modern and inviting space perfect for relaxation and entertaining.

The flat features a comfortable bedroom, providing a peaceful retreat, and a shower room that adds to the overall appeal of the home. With double glazed windows throughout, residents can enjoy a quiet and energy-efficient environment, while the gas central heating via radiators ensures warmth and comfort during the colder months.

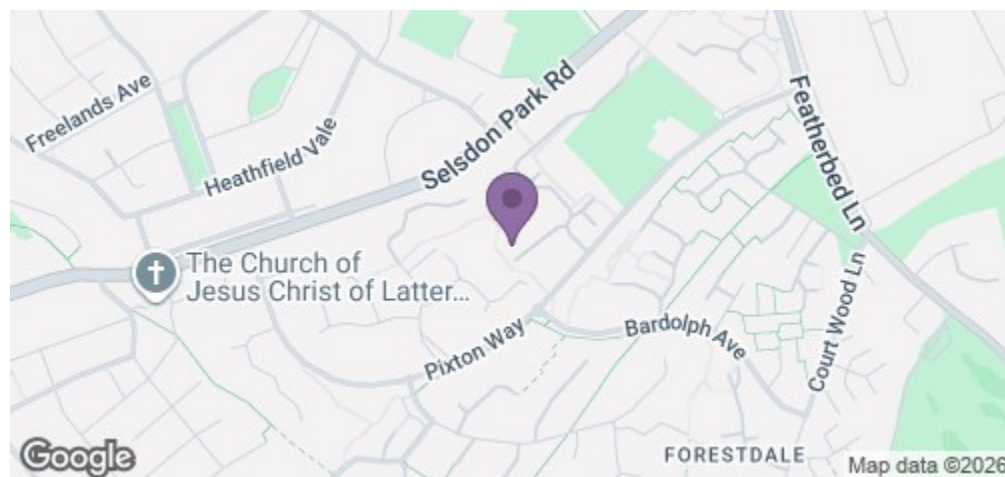
Additionally, this property comes with the added benefit of a garage en bloc, offering convenient parking and extra storage space. The location is well-connected, providing easy access to local amenities and transport links, making it an ideal choice for those seeking a blend of comfort and convenience.

In summary, this delightful flat in Croydon is a perfect blend of modern living and practicality, making it a must-see for anyone looking to make a new home in this vibrant area. Leasehold 86 years / Service charge approx. £1827.95.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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	

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



Hallway

Kitchen/Living Room

13'9 x 17'9 (4.19m x 5.41m)

Bedroom

10'2 x 13'7 (3.10m x 4.14m)

Bathroom

Garage en bloc

