

Approximate total area<sup>(1)</sup>  
 442 ft<sup>2</sup>  
 41.1 m<sup>2</sup>

(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** £200,000 Woodpecker Mount, Croydon, CR0 9JA  
 ESTATE AGENTS

Nestled in the charming area of Woodpecker Mount on Pixton Way, Croydon, this beautifully remodernised first-floor flat offers a perfect blend of comfort and contemporary living. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a stylish home.

The heart of the flat is its open plan kitchen/living room, which creates a welcoming space for relaxation and entertaining. The modern kitchen is equipped with all the necessary amenities, making it a delight for those who enjoy cooking. The living area is bright and airy, thanks to the double glazed windows that not only enhance the aesthetic but also provide excellent insulation.

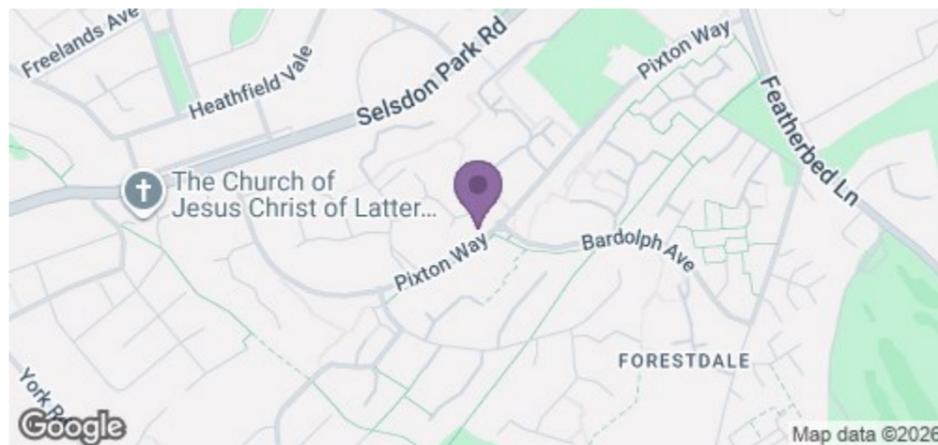
Gas central heating ensures that the flat remains warm and cosy throughout the year, adding to the overall comfort of the home. Additionally, the property benefits from a garage en bloc, providing further convenience.

With an extended lease, this flat presents a fantastic opportunity for both first-time buyers and investors alike. Its prime location in Croydon offers easy access to local amenities, transport links, and green spaces, making it a desirable place to live. This property is not to be missed, as it combines modern living with practicality in a sought-after neighbourhood.

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	79	81
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

Living Room

13'6 x 12'1 (4.11m x 3.68m)

Kitchen

10'10 x 5'8 (3.30m x 1.73m)

Bedroom

9'11 x 11'6 (3.02m x 3.51m)

Bathroom

Garage en bloc

