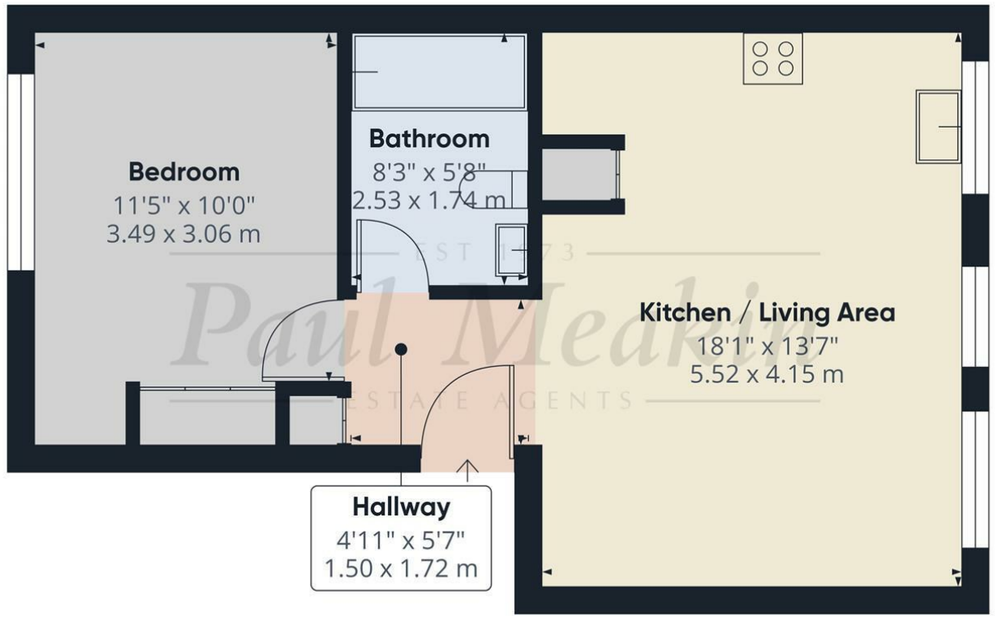
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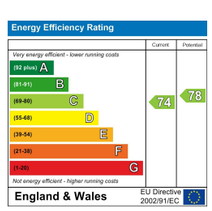


Approximate total area(1)
457 ft²
42.5 m²

(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



Entrance Hall

Kitchen/Living Room
18'1 x 13'7 (5.51m x 4.14m)

Bedroom
11'5 x 10'0 (3.48m x 3.05m)

Bathroom

Communal Grounds

Garage en bloc

TAX BAND:

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

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£205,000 Friars wood, Croydon, CR0 9JH



Situated in the desirable area of Friars Wood, this charming purpose-built CHAIN FREE one-bedroom ground floor flat offers a perfect blend of comfort and convenience. The property features a well-designed and refitted open plan kitchen and living room, ideal for both relaxation and entertaining.

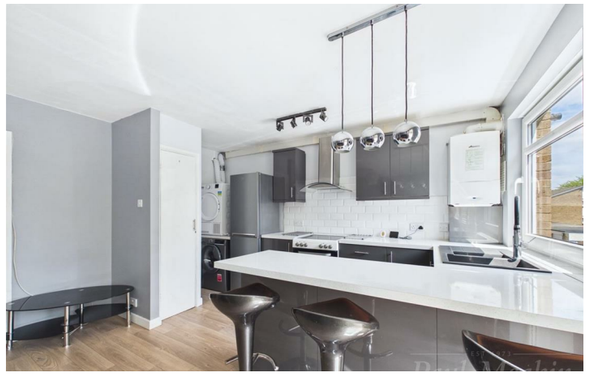
The flat boasts a fitted bathroom, ensuring a modern and stylish space for your daily routines. With double glazed windows throughout, you can enjoy a peaceful atmosphere while benefiting from energy efficiency. The property is warmed by gas central heating via radiators, providing a cosy environment during the colder months.



Additionally, this home includes the advantage of a garage situated under the block, offering secure parking and extra storage space. With an extended lease of 175 years, you can enjoy long-term peace of mind in this delightful residence.

This property is perfect for first-time buyers or those looking to downsize, offering a low-maintenance lifestyle in a vibrant community. With its excellent transport links and local amenities, this flat is a wonderful opportunity not to be missed. Service charge £1400 approx.

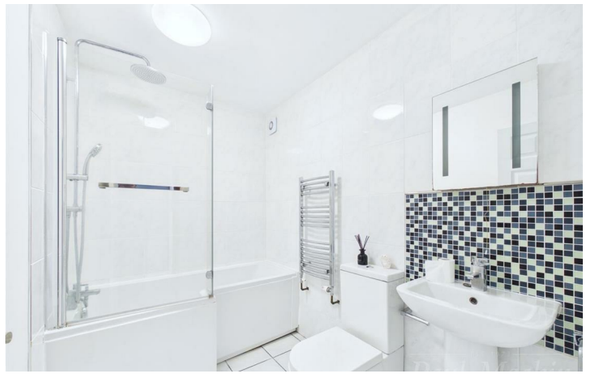
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