



Offers In Excess Of £275,000 Woodpecker Mount, Croydon, CR0 9JE



Welcomed to the market is this 2 bedroom, split-level maisonette located in Forestdale. This property boasts a open plan living/dining space, perfect for relaxing or entertaining guests, refitted kitchen, two large double bedrooms with built in storage and a fitted bathroom, gas central heating via radiators and double glazed windows throughout, garage en bloc and green communal gardens. This property is conveniently located for both the 64 & 433 bus services, local amenities and a selection of Primary schools including Forestdale Primary School. Don't miss the opportunity to make this charming maisonette in Woodpecker Mount your new home. Book a viewing today to appreciate everything this property has to offer. Leasehold / option to have lease extended, currently 89 years remaining/ Council Tax Band C / EPC C / Service Charge £683.91 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	75
	EU Directive 2002/91/EC		

**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

Entrance

Living Room

13'6" x 13'7" (4.12 x 4.16)

Dining Room

9'10" x 9'8" (3.02 x 2.97)

Kitchen

10'9" x 6'11" (3.29 x 2.13)

Landing

Bedroom

9'11" x 10'1" (3.03 x 3.09)

Bedroom

12'3" x 6'6" (3.74 x 1.99)

Bedroom

12'3" x 6'9" (3.75 x 2.06)

Bathroom

Garage en bloc

Communal gardens

Virtual Tour Link

