



EST 1973
Paul Meakin
ESTATE AGENTS

Offers In Excess Of £270,000 Woodpecker Mount, Croydon, CR0 9JB



Do not miss this opportunity to acquire this purpose built two bedroom ground floor masionette which is situated in a cul de sac location and is conveniently located for both the 64 & 433 bus services, Forestdales' primary school, local amenities and Gravel Hill tram stop. Internally the property benefits from a refitted kitchen and bathroom, living room leading to dining room with access out on onto communal grounds, double glazed windows, and gated garage. The current vendors are extending the lease through the course of the sale and the property is CHAIN FREE so call now. Leasehold 135 years / Croydon council tax band C/ EPC D / Service charges TBC/ Ground rent TBC.



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		
	62	73
England & Wales	EU Directive 2002/91/EC	

TAX BAND: C

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

Hallway

Lounge

13'2" x 12'4" (4.03 x 3.77)

Dining Room

9'9" x 12'1" (2.99 x 3.70)

Kitchen

7'1" x 9'5" (2.16 x 2.88)

Bathroom

5'6" x 7'4" (1.69 x 2.26)

Bedroom

11'5" x 11'4" (3.49 x 3.46)

Bedroom

7'3" x 10'8" (2.22 x 3.27)

Communal Grounds

Garage en bloc



VIEWING NOTES:

