

Approximate total area<sup>(1)</sup>  
 464 ft<sup>2</sup>  
 43.1 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** £125,000 Friars Wood, Pixton Way, Croydon, CR0 9JP  
 ESTATE AGENTS

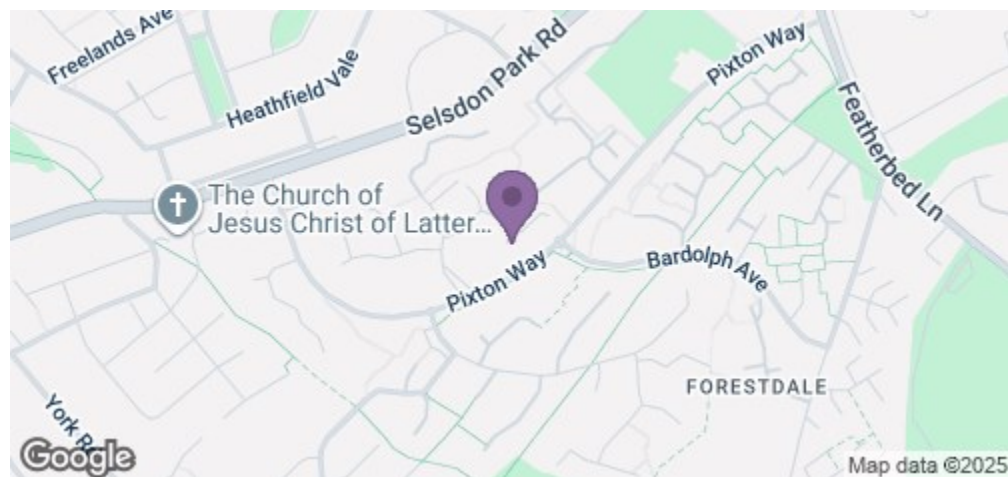
Paul Meakin are delighted to present this chain-free, one-bedroom first-floor flat located in Forestdale. Perfectly positioned for everyday convenience, it is within easy reach of local shops including Sainsbury's and Aldi, as well as a variety of other amenities. Excellent transport links are close at hand, with regular bus and tram services into East Croydon and surrounding areas, while reputable schools are just a short walk away.

The property offers a generous living area, a well-proportioned bedroom, and great potential for modernisation, making it an excellent choice for both homebuyers and investors. Once renovated, the flat could achieve an approximate rental value of £1,250 per month, providing an attractive return for those looking to expand their portfolio.

With a 41-year lease remaining, this property is available exclusively to cash buyers and represents outstanding value in a sought-after location. Service charge is approximately £1,408.72 per year, with a ground rent of £25.50.

Opportunities like this are rare – contact us today to arrange your viewing.

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

- Chain-free one-bedroom first-floor flat
- Cash Buyers Only
- 41-year lease remaining
- Generous living space with excellent potential
- Well-proportioned double bedroom
- Close to Sainsbury's, Aldi, and local shops
- Great transport links via bus and tram to East Croydon
- Potential rental income of approx. £1,250 pcm once renovated
- Service charge £1,408.72 per annum
- Ground rent £25.50

