



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 907.05 ft²
 84.27 m²

Reduced headroom
 7.07 ft²
 0.66 m²

(1) Excluding balconies and terraces.

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

£425,000 Ridge Langley, South Croydon, CR2 0AQ

Welcomed to the market with NO ONWARD CHAIN is this three bedroom end of terraced family home which is situated on the popular Ridge Langley development and is conveniently located for bus services to surrounding areas, Selsdon's local shops and amenities and Croham Hurst woods. Internally the property does require some updating but benefits from a useful downstairs cloakroom, fitted kitchen and bathroom, lounge measuring 23'4 x 19'0, private rear garden and garage en bloc. Call now to appreciate size and location. Leasehold 946 years remaining/ Ground rent charge £307 per annum/ Croydon council tax band E / EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 Hall

Downstairs W.C

Living Room

23'4 x 19'0 (7.11m x 5.79m)

Kitchen

7'1 x 7'9 (2.16m x 2.36m)

Landing

Bedroom

9'10 x 11'6 (3.00m x 3.51m)

Bedroom

11'3 x 8'11 (3.43m x 2.72m)

Bedroom

10'3 x 6'9 (3.12m x 2.06m)

Bathroom

Garden

Garage en bloc

Viewing notes:

