



**Woodpecker Mount Pixton Way, Croydon CR0 9JA**



**welcome to**

## **Woodpecker Mount Pixton Way, Croydon**

Beautifully presented one-bedroom home, perfectly located for convenience and connectivity! Situated within a well-maintained development, this stylish property offers a bright and welcoming living space, featuring a modern open-plan kitchen with breakfast bar, a comfortable reception area, a sleek bathroom, and a well-sized master bedroom. The home benefits from gas central heating, double glazing, and is offered in excellent condition throughout. The location is ideal for commuters, with good bus links providing easy access to East Croydon, South Croydon, and West Croydon stations, as well as local shops and amenities just a short stroll away. Chain-free and ready to move into—this is the perfect first-time buy!





welcome to

## Woodpecker Mount Pixton Way, Croydon

- One Bedroom Flat
- Good Condition Throughout
- Perfect First Time Buy!
- Well Maintained Development
- No Chain

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109928](https://barnardmarcus.co.uk/Property/SCS109928)



Property Ref:  
SCS109928 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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