



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

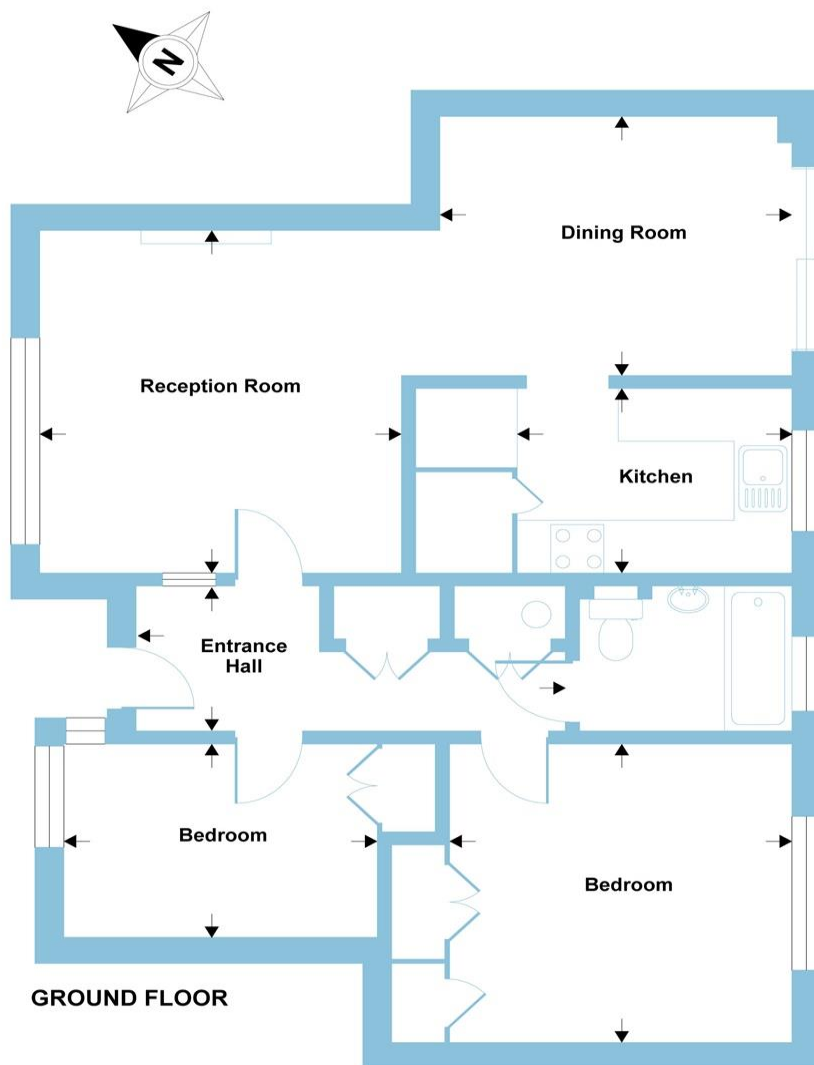


**welcome to**

**Woodpecker Mount Pixton Way, Croydon**

"Perfect" sang  
Fairground Attraction  
and when you see this  
ground floor, two  
double bed, maisonette  
with direct access to  
garden, a block garage,  
modern kitchen,  
bathroom, you could  
be buying the perfect  
flat for you. Long lease,  
low outgoings and  
offered to the open  
market with NO  
ONWARD CHAIN.





## Pixton Way, Croydon, CR0

APPROX. GROSS INTERNAL FLOOR AREA 777 SQ FT 72.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### Dining Room

12' 2" x 9' 10" ( 3.71m x 3.00m )

### Reception Room

13' x 12' 5" ( 3.96m x 3.78m )

### Kitchen

9' 5" x 6' 11" ( 2.87m x 2.11m )

### Entrance Hall

14' 11" x 5' 6" ( 4.55m x 1.68m )

### Bedroom 1

11' 9" x 11' 4" ( 3.58m x 3.45m )

### Bedroom 2

10' 10" x 7' 4" ( 3.30m x 2.24m )

welcome to

## Woodpecker Mount Pixton Way, Croydon

- Long Lease
- Ground floor flat
- Two double bedrooms
- No onward chain
- Low outgoings

Tenure: Leasehold EPC Rating: D

**£289,000**



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
SCS105832 - 0007

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.

Please note the marker reflects the  
postcode not the actual property



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