



Approximate total area<sup>(1)</sup>  
 453.94 ft<sup>2</sup>  
 42.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 GIRAFFE360

**£220,000** Holmbury Grove, Croydon, CR0 9AQ



We are delighted to welcome to the market this purpose built ground floor flat which is nestled within a cul de sac location and is close to Forestdale shops and amenities, frequent bus services, Gravel Hill tramstop and open greenspace. Internally the property benefits from an impressive refitted bathroom, fitted kitchen, living room measuring 13'7 x 11'11 with direct access out onto private communal grounds, double glazed windows throughout, gas central heating via radiators and garage en bloc. Call now to fully appreciate this great first time buyers property. Share of freehold 976 years remaining / Croydon council tax band B/ EPC C/ Service charge £932 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 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

Kitchen

10'9 x 5'8 (3.28m x 1.73m)

Living Room

13'7 x 11'11 (4.14m x 3.63m)

Bedroom

9'10 x 11'3 (3.00m x 3.43m)

Bathroom

Communal Grounds

Garage en bloc



Viewing notes:

