



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



EST 1973
Paul Meakin £220,000 Woodpecker Mount, Forestdale, CR0 9JF
 ESTATE AGENTS



Welcomed to the market is this CHAIN FREE one bedroom Jumbo flat which is situated on the popular Forestdale development conveniently located near all of Selsdon's shops and amenities. Also nearby transport links into central Croydon and surrounding areas. Internally this property benefits from a fitted kitchen and bathroom, double bedroom measuring 9'10 x 14'2, larger than average living room, gas central heating via radiators, double glazed windows, a private balcony and garage enbloc. Call now to avoid disappointment. Leasehold 133 years remaining / Croydon Council Tax Band B / EPC C / Service charge £1841.12.

- A one bedroom unfurnished 1st floor flat offered to the rental market for a 6/12 month let.
- *Laminate flooring to reception room with door leading to balcony
- *Double bedroom with laminate flooring and fitted wardrobes
- *Modern kitchen with appliances
- *Gas warm air central heating/double glazed windows

Hallway

Kitchen
7'10" x 7'10" (2.40 x 2.40)

Living/Dining Room
11'8" x 12'9" (3.56 x 3.89)

Bedroom
9'10" x 14'2" (3.01 x 4.32)

Bathroom

Balcony

Garage enbloc

