



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 586.96 ft²
 54.53 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



£200,000 Woodpecker Mount,, Croydon, CR0 9JE



Paul Meakin would like to welcome to the market this extremely well presented one bedroom ground floor flat. Internally this property benefits from a modern kitchen and bathroom, lounge/diner with direct access out onto communal grounds, and a garage en bloc. Also this property benefits from double glazed windows through out and gas central heating via radiators. This property is situated conveniently for local amenities, schools and transport via bus link and Tram Link direct to East Croydon. View now to appreciate size, standard and location. Leasehold 90 years remaining / Service charge £152.33 per month / Ground rent TBC / Croydon council tax band B / EPC C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

Living Room

13'7 x 12'1 (4.14m x 3.68m)

Kitchen

13'7 x 5'8 (4.14m x 1.73m)

Bedroom

9'10 x 13'2 (3.00m x 4.01m)

Bathroom

Communal Grounds

Garage

8'6 x 16'4 (2.59m x 4.98m)

VIEWING NOTES:

