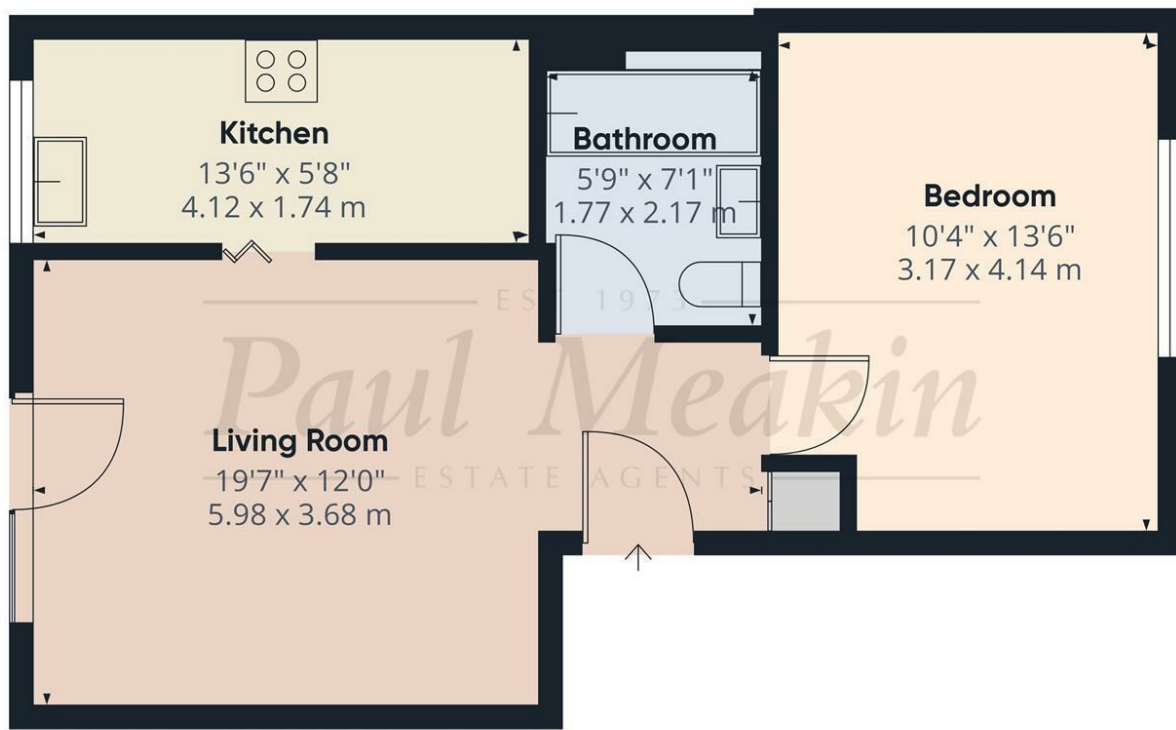




EST 1973

Paul Meakin

ESTATE AGENTS

Approximate total area⁽¹⁾
464 ft²
43.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entrance Hall	Kitchen	Bedroom
Living Room	13'6 x 5'8 (4.11m x 1.73m)	10'4 x 13'6 (3.15m x 4.11m)
19'7 x 12'0 (5.97m x 3.66m)	Bathroom	Garage en bloc

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



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£228,000 Holmbury Grove, Feather Bed Lane, Croydon, CR0 9AR



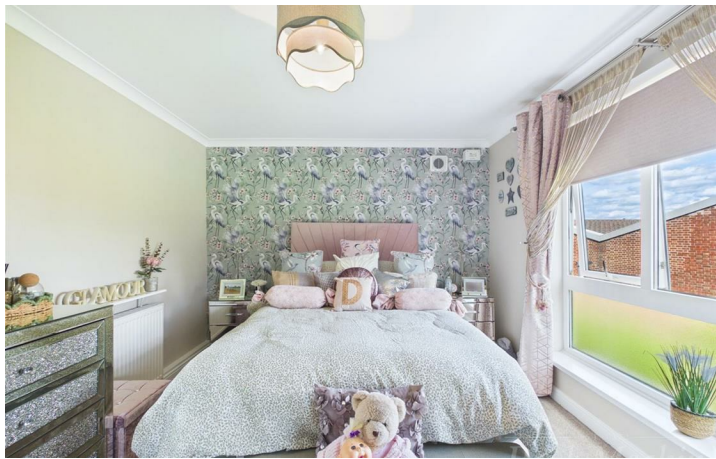
Nestled in the charming area of Holmbury Grove on Featherbed Lane, this stunning first-floor flat offers a delightful blend of comfort and convenience. Upon entering, you will be greeted by a well-appointed living room that features a lovely Juliet balcony, allowing natural light to flood the space and offering a pleasant view of the surroundings. The flat boasts a refitted kitchen and bathroom, ensuring that both areas are stylish and functional for everyday use.



The property benefits from double-glazed windows, which enhance energy efficiency and provide a peaceful atmosphere, while gas central heating via radiators ensures warmth during the cooler months. There is also the convenience of a garage en bloc which provides parking or extra storage space.

This flat is ideally situated close to local shops, making daily errands a breeze, and is well-served by bus services and the tram link, providing excellent transport options for commuting or exploring the wider area.

Whether you are a first-time buyer or looking to downsize, this charming flat in Forestdale presents an excellent opportunity to enjoy a comfortable lifestyle in a well-connected location. Do not miss the chance to make this lovely property your new home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	