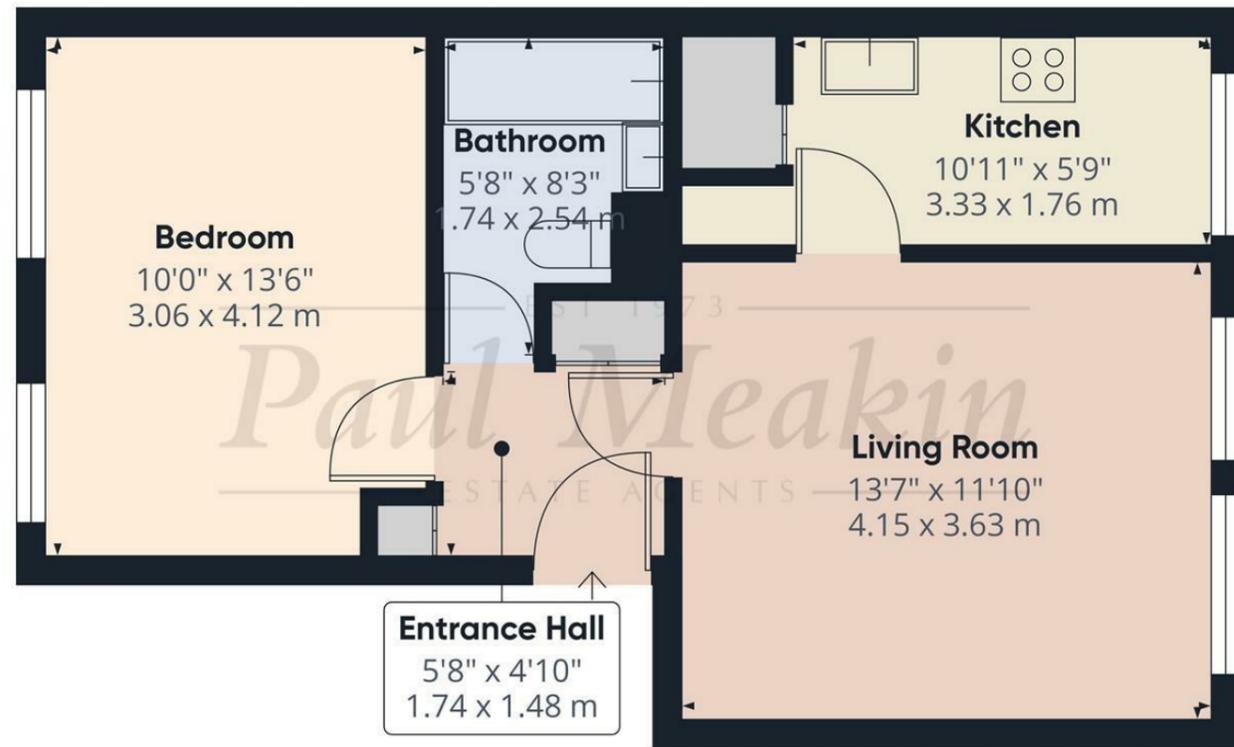


Approximate total area⁽¹⁾
 445 ft²
 41.3 m²

(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.

GIRAFFE 360



£200,000

Markfield, Court Wood Lane, Croydon, CR0 9HN



Situated in the cul de sac area of Markfield, on Court Wood Lane in Croydon, this purpose-built top floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed layout, featuring a comfortable reception room that invites relaxation and social gatherings.

The flat comprises one spacious bedroom, perfect for restful nights. The fitted kitchen is practical and provides ample space for storage and the fitted bathroom offers electric shower. Natural light floods the flat through double-glazed windows, ensuring a bright and airy atmosphere throughout.



For added comfort, the property is equipped with gas central heating via radiators, ensuring warmth during the colder months. With a lease of 963 years remaining, this flat offers long-term security for its future owner. Additionally, the convenience of a garage en bloc provides valuable off-street parking and storage space.

This delightful flat is ideally situated, offering easy access to local amenities and transport links, making it a perfect choice for those seeking a blend of comfort and convenience in Croydon. Do not miss the chance to make this lovely flat your new home. (Service charge £1556.14 PA)

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 and 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 11'10 (4.14m x 3.61m)

Kitchen

10'11 x 5'9 (3.33m x 1.75m)

Bedroom

10'0 x 13'6 (3.05m x 4.11m)

Bathroom

Garage en bloc

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	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	EU Directive 2002/91/EC

