



MARKFIELD

Modern and bright 1 bed leasehold flat in Forestdale. Must be seen. Garage and parking, Long lease. Lots of storage, bright, airy and modern.

£215,000 Leasehold | Gorgeous 1 bed flat





Located in Forestdale, Croydon. This first floor, 1 bed property is surrounded by so many great walks in the local countryside and an excellent location for commuters. Great public transport links, bus routes take you to central Croydon and Orpington for mainline rail services to London and the coast.

The flat is located on the first floor, so is nice and warm with nice views from both sides of the property. You will find plenty of storage throughout this home, which is a great positive for a one-bedroomed flat. Don't forget, the home comes with a garage! Having an EPC rating of 'C' is great news for you, as it comes with a gas central heating and double glazing.

A great purchase for a first time buyer, down sizer or investor.

Take a tour with Hallways exclusive VR file and contact us to book your viewing.

Council Tax Band: B (Croydon)

Tenure: Leasehold (999 years)

Ground Rent: £1,600 per year

First Floor Flat

Half yearly costs breakdown:

£462 - Ground rent & Service Charge

£110 - Communal cleaning

£225 - Insurance

- 1 Bedroom flat
- Modern Kitchen
- Long Lease
- Garage En Bloc
- Residents Parking
- 3D VR TOUR AVAILABLE
- Beautifully presented
- Laminate flooring throughout
- Fitted Wardrobes





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	73 73
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.