



## 21 Peebles Court Whitestone Way

, Croydon, CR0 4WL

**Offers invited £375,000**

Welcome to this delightful vacant purpose-built flat located on Whitestone Way in the vibrant area of Croydon. This modern residence, constructed in 2007, offers a generous living space of 850 square feet, making it an ideal choice for families or young professionals seeking comfort and convenience. It is also a great buy to let investment as it can be rented to the above.

The flat features three well-proportioned bedrooms, providing ample space for relaxation and rest. With two bathrooms (one en-suite), morning routines will be a breeze, ensuring that everyone has their own space. The inviting reception room serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the dual aspect terraces. The northwest-facing terrace offers stunning views over Croydon, while the southeast-facing terrace overlooks the communal area, providing a lovely outdoor space to unwind. The flat is situated on the top floor, ensuring privacy and peace, with no one above.

For those who require parking, this property includes a secure undercroft car park, a rare find in Croydon. Additionally, the location is highly convenient, with Purley Way and Valley Park just a short walk away, offering a variety of shopping and leisure options.

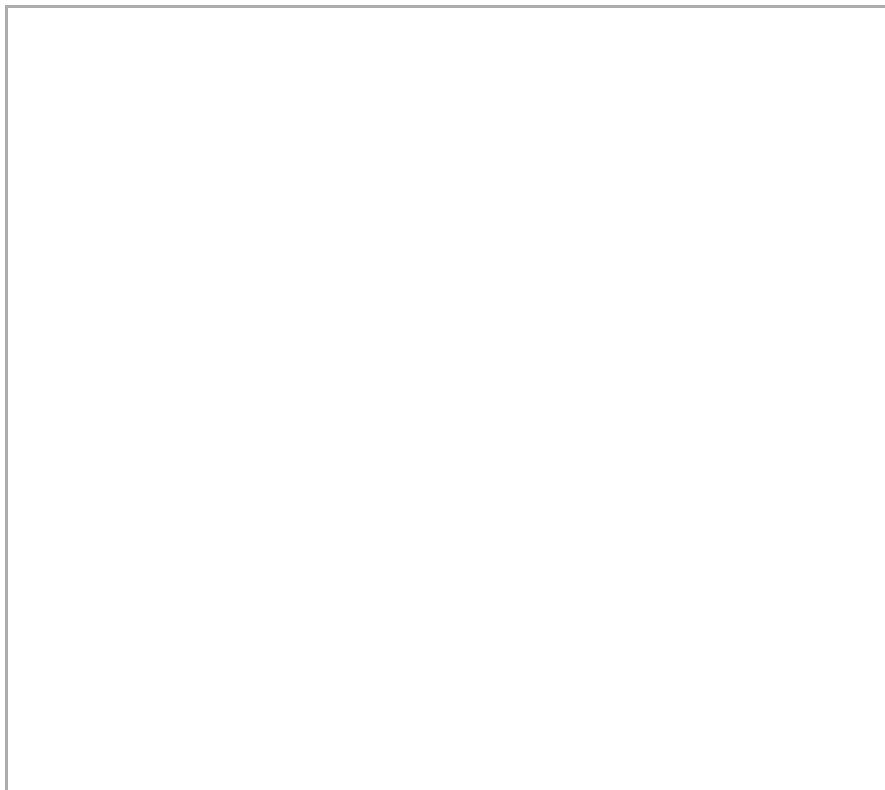
- Vacant
- Good buy to let investment
- 1 family bathroom and 1 ensuite
- NW facing terrace & SE facing terrace
- No chain
- Long lease
- Secure undercroft designated parking space
- Step free access
- Located in Purley Way, walking distance to Valley Park
- 3 bedroom, 2 bathroom flat

### Viewing

Please contact our team on 0208 138 1990 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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