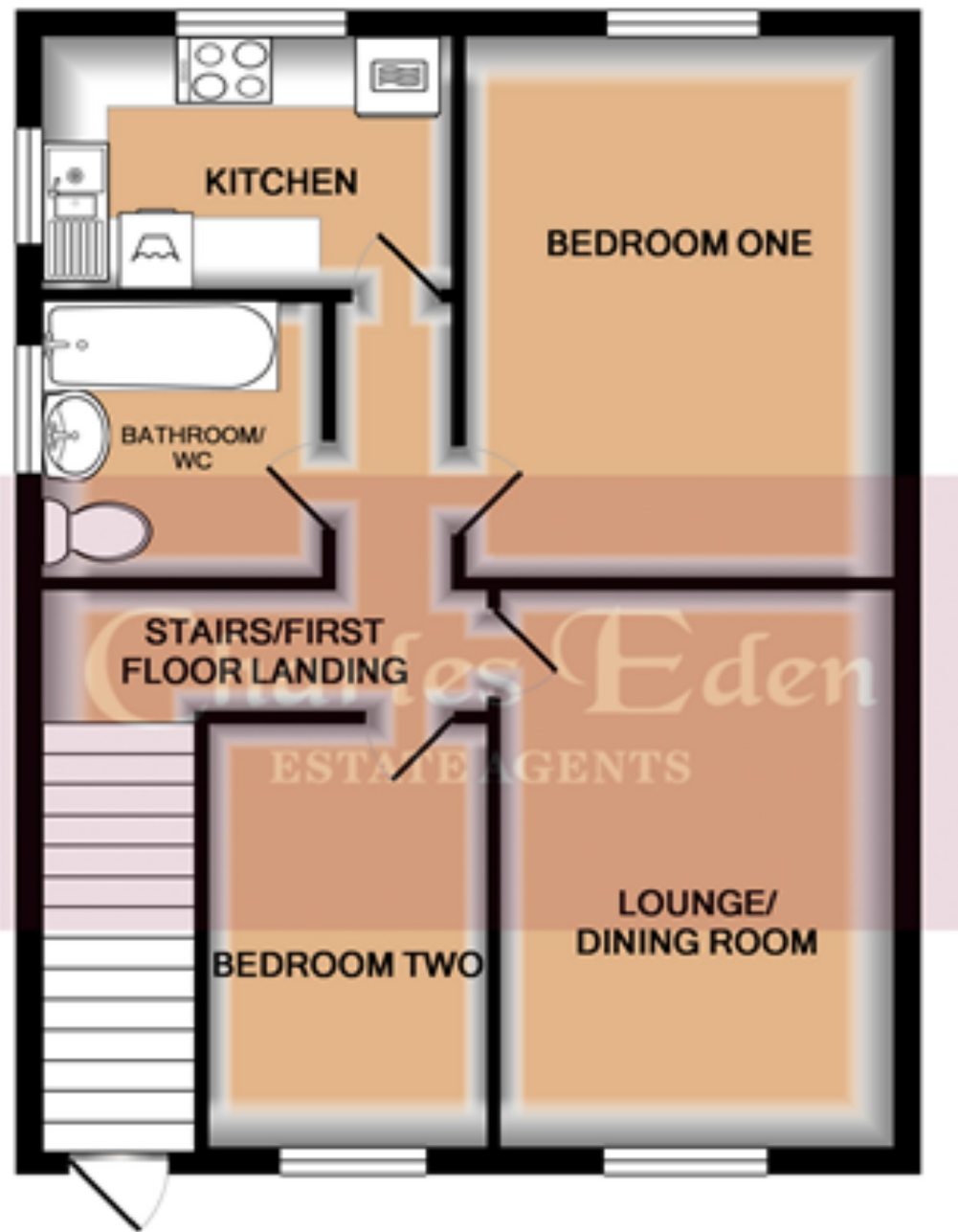


£269,950 Leasehold



Directions

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54	50	60
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54	45	5
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC



THE
GUILD
PROPERTY
PROFESSIONALS

020 8663 1964
charleseden.co.uk



This first floor purpose built maisonette has two bedrooms, a spacious lounge/diner, fitted kitchen and a modern bathroom/wc.

In addition it has, double glazing and electric underfloor heating. Whilst outside is a private rear garden and a single garage en-bloc.

It is in a convenient location for local shops (including Aldi and Sainsbury's), library, cafes and restaurants in Addington Road (about half a mile), Selsdon Primary School (quarter mile), there is a 24 hour bus route to Croydon nearby in Addington Road and Gravel Hill Tram Stop is around a mile walk.

- TWO BEDROOMS
- 1/FLR MAISONETTE
- LOUNGE/DINER
- FITTED KITCHEN
- PRIVATE REAR GARDEN
- SINGLE GARAGE
- COUNCIL TAX C
- EPC RATING E

COVERED PORCH

Double glazed door to front, double glazed window to side.

ENTRANCE AREA

Carpeted stairs to:

FIRST FLOOR LANDING

Double glazed window to side, access to loft, fitted cupboard with cupboard over, airing cupboard housing lagged hot water tank, fitted carpet.

LOUNGE/DINING ROOM 14'0 x 10'0 (4.27m x 3.05m)

Double glazed window to front, coved ceiling, under floor heating, laminate wood floor.

KITCHEN 10'0 x 7'0 (3.05m x 2.13m)

Double glazed windows to rear and side, coved ceiling, comprising a range of wall and base units with worksurfaces over, 1½ bowl stainless steel sink and drainer with mixer tap, electric double oven, electric four ring hob, space and plumbing for washing machine, space for fridge and freezer, under floor heating, part tiled walls, tiled floor.

BEDROOM ONE 14'0 x 10'0 (4.27m x 3.05m)

Double glazed window to rear, coved ceiling, under floor heating, fitted carpet.

BEDROOM TWO 11'0 x 6'9 + recess (3.35m x 2.06m +recess)

Double glazed window to front, coved ceiling, recess with wardrobe/cupboard, under floor heating, fitted carpet.

BATHROOM/WC

Opaque double glazed window to side, panelled bath with mixer tap and shower unit over, screen, pedestal wash hand basin with mixer tap, low level WC, under floor heating, fully tiled walls, tiled floor.

OUTSIDE

PRIVATE REAR GARDEN

Laid to lawn with flowers, garden shed.



SINGLE GARAGE

En-bloc, located close by (172 Bruce Drive).

AGENTS NOTE

In accordance with the Estate Agents Act 1979 we advise you that the Seller is related to a member of Charles Eden staff.

LEASE

99 years from 20.08.04

MAINTENANCE

N/A

GROUND RENT

£200 per annum

Building Insurance: currently £215 per annum

Please note that the above lease information was kindly supplied by the vendor but the intending purchaser should satisfy themselves via their legal representatives that these details are correct before proceeding.

Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.

