



13 Haven House, 57 Addington Road, South Croydon, Surrey, CR2 8RD

**Pollard Machin**  
estate agents since 1885

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57 Addington Road  
South Croydon  
Surrey CR2 8RD

Monthly Rental Of £1,550

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**\*\*AGE RESTRICTED - 55 AND OVER\*\***

This beautifully presented and spacious two bedroom first floor apartment offers a large open plan modern kitchen/dining/living space, fitted with fridge/freezer, dishwasher, washer-dryer, double oven, hob and microwave. Secondary glazing has been installed in each room, in addition to the double glazed windows, to further reduce noise. Both bedrooms have built-in wardrobes and the master bedroom benefits from an additional store room. There is a modern bathroom off the hall and an en-suite shower room to the master bedroom and the property has gas central heating.

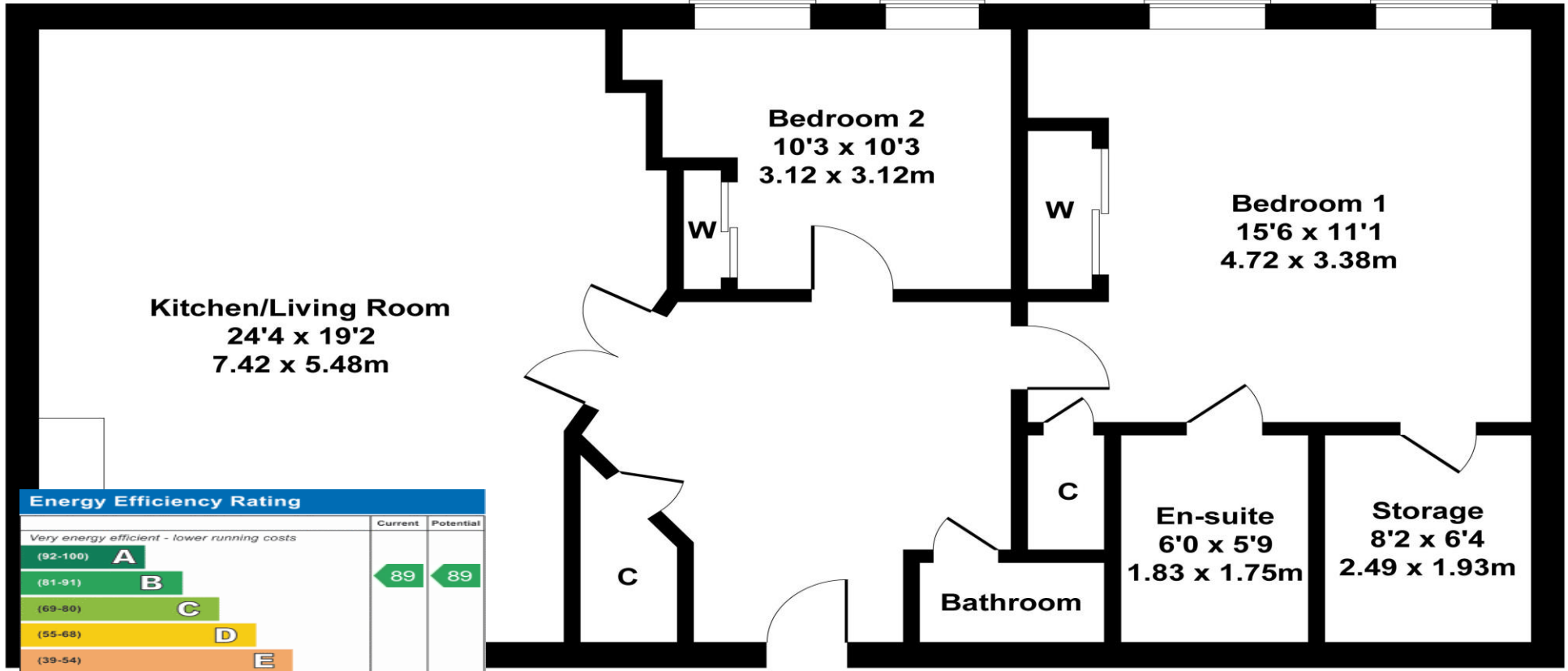
Haven House is a sought after, 55+ age group only, gated development with well-maintained gardens and lifts. It is conveniently located on Addington Road, Sanderstead, within easy reach of local shops, supermarkets, restaurants, parks and local transport and has the benefit of an allocated parking bay.

EPC RATING - B. CROYDON COUNCIL TAX BAND - E. DEPOSIT  
£1900.00



# 13 Haven House

Approximate Gross Internal Area  
1105 sq ft - 103 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	89	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





**Viewings Strictly by Appointment Only**

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