



Approximate total area⁽¹⁾
 772.74 ft²
 71.79 m²

Reduced headroom
 41.05 ft²
 3.81 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973
Paul Meakin £385,000 Addington Road, South Croydon, CR2 8RD
 ESTATE AGENTS



This second floor two bed room flat is set amongst 7 luxury new build apartments in a location that is convenient for both Selsdon and Sanderstead's local amenities, frequent bus services to surrounding areas including both South and East Croydon mainline stations as well as a variety woodland walks. This property comes with a structural warranty and long leases. Internally the apartments are finished to a high standard whilst also offering balcony space and allocated parking. so call now to avoid disappointment. Share of freehold 999 years remaining / Service charge £1262.23 / Ground rent £200 / Croydon Council - New build, tax band not available yet / EPC rate C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

TAX BAND: New Build

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

KITCHEN

16'2" x 9'3" (4.94 x 2.83)

LIVING ROOM

16'10" x 13'1" (5.15 x 4.00)

BEDROOM ONE

13'10" x 10'8" (4.24 x 3.27)

BEDROOM TWO

13'11" x 10'8" (4.25 x 3.27)

BATHROOM

7'6" x 9'8" (2.30 x 2.97)

BALCONY

6'8" x 5'11" (2.04 x 1.81)

PARKING SPACE

VIEWING NOTES

