



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	81	81
69-80	C		
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	



**£275,000** Addington Road, South Croydon, CR2 8RD



This property 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 offering outside garden space, call now to avoid disappointment. Ground rent - £200.00 and Service Charge - £1033.61/ Share of freehold 999.

EPC Rating B / Croydon Council tax band - New build, rate not available yet

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/LIVING ROOM

17'0" x 16'5" (5.18 x 5)

BATHROOM

BEDROOM

10'6" x 16'1" (3.2 x 4.9)

SHARED PARKING

VIEWING NOTES:

