

EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Asking Price of £295,000 Walton Green, Croydon, CR0 0TU

Welcomed to the market this three double bedroom flat. Internally the property benefits from a large living space with access onto balcony, a refitted kitchen, fitted bathroom, three double bedrooms, gas central heating, double glazed windows and entry phone system. This property is conveniently located for New Addington parade with its numerous shops, amenities, restaurants and Leisure Centre as well as frequent bus and tram services. Call now to avoid disappointment! Leasehold 115 years / Service Charge £860 per annum / ground rent £10 per annum / Croydon Council Tax Band B / EPC rating C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



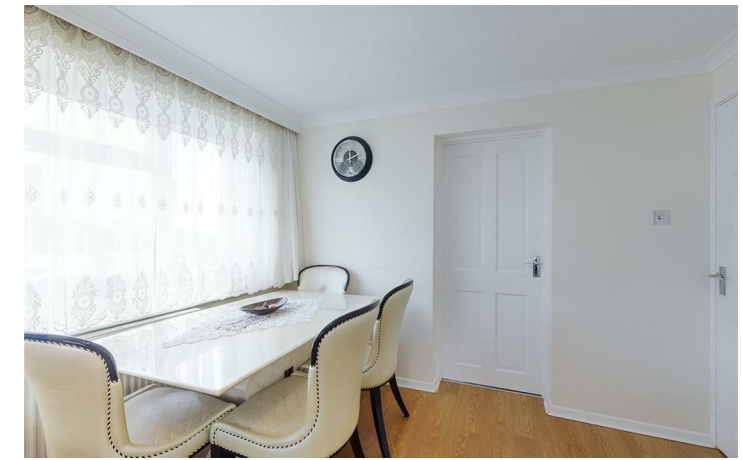
Hallway



Living Room



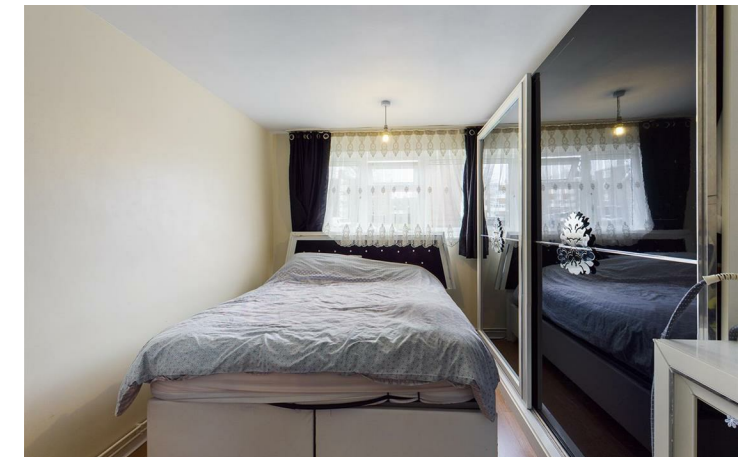
9'10" x 16'2" (3.01 x 4.93)



Kitchen



9'3" x 7'11" (2.83 x 2.42)



Bedroom

9'8" x 13'0" (2.96 x 3.97)

Bedroom



8'1" x 7'11" (2.47 x 2.43)



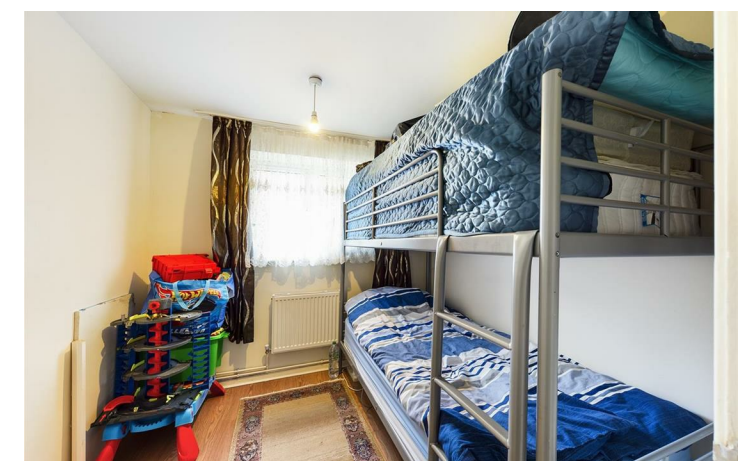
Bedroom

6'9" x 10'3" (2.06 x 3.14)

Bathroom



6'5" x 5'4" (1.98 x 1.65)



Balcony

Communal gardens