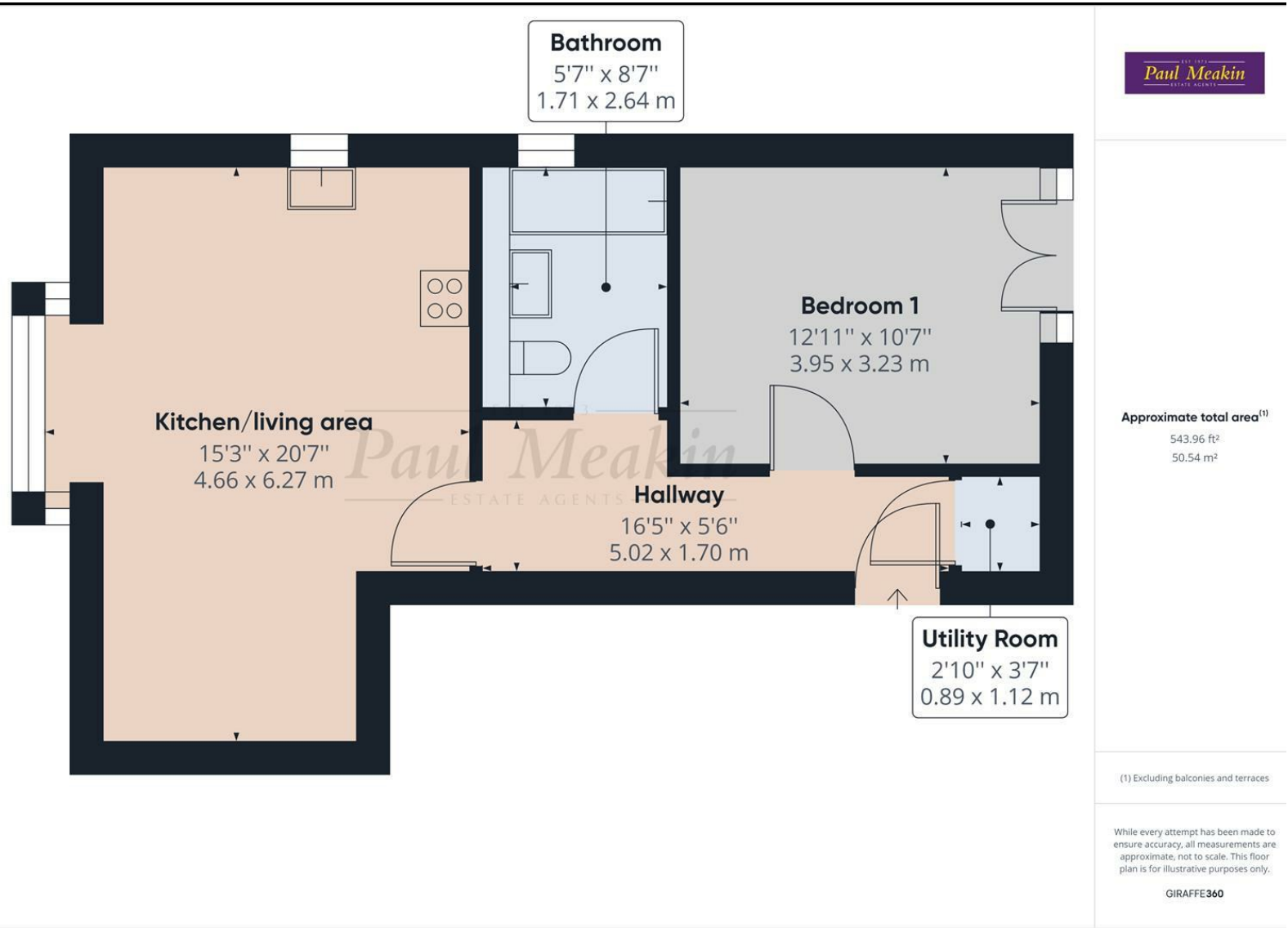




EST 1973  
**Paul Meakin** £275,000 Addington Road, South Croydon, CR2 8RD  
 ESTATE AGENTS

This first floor one bed 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 offering outside garden space, call now to avoid disappointment.

**EPC Rating B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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 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

