



EST 1973
Paul Meakin ESTATE AGENTS
£325,000 Addington Road, South Croydon, CR2 8RD



Haven house is a gated development for the over 55's which benefits from a being located close to both Selsdon and Sanderstead's amenities as well as frequent bus services and Sanderstead Plantation Woodlands. This two double bedroom flat offers an impressive open plan kitchen/ living room measuring 16'9 x 23'5 with balcony area, ensuite shower room to the master bedroom with fitted wardrobes and balcony, family bathroom, double glazed windows throughout, gas central heating, access to the beautifully kept communal gardens and grounds and a allocated parking space. Call now to appreciate this CHAIN FREE property. Leasehold 113 years remaining, Ground rent £380 per annum/ Service charge £2833.32 including water per annum/ Croydon council tax band E / EPC B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(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		

TAX BAND: E

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

Hallway

10'10" x 8'4" (3.32 x 2.56)

Kitchen/Living area

16'9" x 23'5" (5.12 x 7.16)

Balcony

5'8" x 3'3" (1.73 x 1.01)

Utility Space

4'7" x 5'2" (1.41 x 1.58)

Bedroom

13'2" x 16'1" (4.03 x 4.92)

En-suite

4'11" x 7'1" (1.52 x 2.16)

Balcony

5'7" x 3'8" (1.71 x 1.12)

Bathroom

6'4" x 6'11" (1.94 x 2.13)

Bedroom

10'10" x 9'1" (3.32 x 2.77)

Communal Grounds

Allocated Parking Space

