



Approximate total area¹⁾
 463.49 ft²
 43.06 m²

(1) Excluding balconies and terraces

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 ESTATE AGENTS
£190,000 Thorpe Close, New Addington, CR0 OSF



Do not miss this opportunity to acquire this purpose built one bedroom top floor flat which is only one of four in the block, situated in a cul de sac location and is conveniently located for bus service, Central Parade with its shops and amenities and the Tramlink. Internally the property benefits from a fitted kitchen and bathroom, living room measuring 10'10 x 16'8, double glazed windows throughout, electric heating, large storage cupboard both inside and outside of the property, security phone entry system and access to communal grounds. This property is welcomed to the market with no onward chain, so call now to view. Leasehold 88 years, Service charge £593.10 per annum, Ground rent £10/ Croydon council tax band B/ EPC C.

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

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

Store Cupboard

6'1 x 2'8 (1.85m x 0.81m)

Kitchen

10'10 x 6'6 (3.30m x 1.98m)

Living Room

10'10 x 16'8 (3.30m x 5.08m)

Bedroom

9'4 x 10'5 (2.84m x 3.18m)

Bathroom

Communal Grounds

VIEWING NOTES:

