

Approximate total area⁽¹⁾
457.68 ft²
42.52 m²

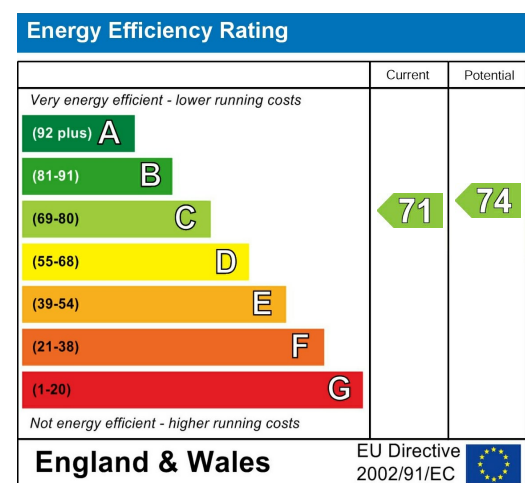
Balconies and terraces
41.23 ft²
3.83 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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



EST 1973

Paul Meakin

ESTATE AGENTS

£200,000 Lodge Lane, New Addington, CR0 0QD



NEWLY EXTENDED LEASE ON COMPLETION

Welcomed to the market is this extremely well kept one bedroom ground floor flat which internally benefits from a fitted kitchen and family bathroom, living room measuring 13'10 x 11'6 with direct access out to private balcony area, one double bedroom, double glazed windows and gas central heating via radiators. the property also offers ample storage space throughout the flat and a new combi boiler with 5 year warranty.

This property is ideally located for the Tramlink services with its quick route to East Croydon, frequent bus services to surrounding areas, Lidl supermarket and Central parade with its amenities.

Leasehold 179 years remaining/ EPC C/ Croydon council tax band B/ Service charges £484 PA/ Ground rent £10 PA.

- Newly extended lease
- One bedroom ground floor flat
- Living room measuring 13'10 x 11'6
- Private kitchen area
- Located near Tramlink services
- Bus services and amenities nearby
- Leasehold 179 years remaining
- Croydon council tax band B
- Service charges £484 PA
- Ground rent £10 PA

Hallway

Kitchen

Living Room

Bedroom

13'9" x 9'5" (4.20 x 2.89)

Bathroom

6'9" x 6'4" (2.07 x 1.95)

Balcony

4'7" x 8'11" (1.41 x 2.72)

Communal Grounds

VIRTUAL TOUR LINK:

