



| 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



EST 1973
Paul Meakin
ESTATE AGENTS

Open To Offers £325,000 Addington Road, South Croydon, CR2 8PD



Paul Meakin are pleased to market this CHAIN FREE two bedroom flat, located in the lovely Haven, 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 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.

- CHAIN FREE
- Hallway
- Two bedrooms
- Two bathrooms
- 10'10" x 8'4" (3.32 x 2.56)
- Over 55's only
- Gated development
- Kitchen/Living area
- Lift access available
- 16'9" x 23'5" (5.12 x 7.16)
- Communal gardens
- Allocated parking
- 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

