



Paul Meakin
 ESTATE AGENTS

Approximate total area⁽¹⁾
 538 ft²
 49.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EST 1973
Paul Meakin ESTATE AGENTS **£235,000** Lodge Lane, New Addington, CR0 0QB

Welcome to this charming two-bedroom ground floor flat located in the desirable area of New Addington, Surrey. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter the flat, you will find a spacious living room that provides a warm and inviting atmosphere. This room seamlessly leads to a delightful balcony area, perfect for enjoying your morning coffee or unwinding after a long day. The flat boasts a refitted kitchen that is both modern and functional, allowing for an enjoyable cooking experience. The bathroom has also been thoughtfully updated, ensuring a fresh and contemporary feel.

The two bedrooms are well-proportioned, providing ample space for relaxation and rest. With double glazed windows throughout, the flat benefits from excellent insulation, keeping it warm and quiet. The gas central heating system further enhances the comfort of this lovely home.

Situated close to transport links, this property offers easy access to local amenities and the wider Surrey area, making it a convenient choice for commuters and families alike.

In summary, this two-bedroom ground floor flat in New Addington is a wonderful opportunity to acquire a well-maintained home in a sought-after location. With its modern features and proximity to transport, it is sure to attract interest. Do not miss the chance to make this delightful flat your new home. 87 years remaining on lease / Service charge TBC



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 and 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

Entrance Hall

Kitchen

8'9 x 8'5 (2.67m x 2.57m)

Living Room

15'3 x 10'7 (4.65m x 3.23m)

Bedroom One

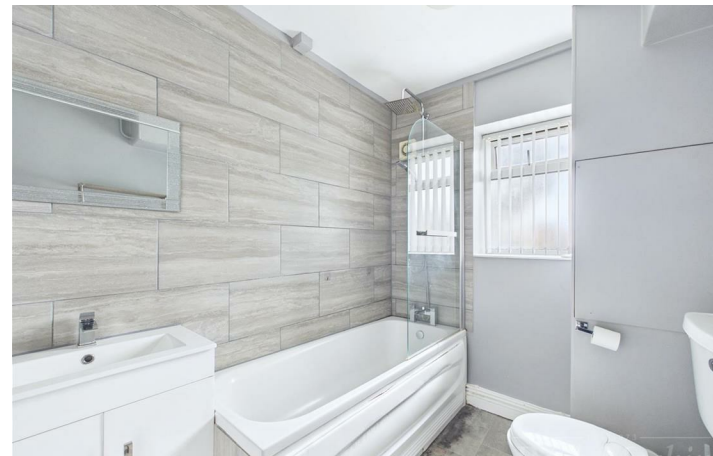
12'1 x 10'6 (3.68m x 3.20m)

Bedroom Two

8'7 x 8'2 (2.62m x 2.49m)

Bathroom

Balcony



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		73	76
	EU Directive 2002/91/EC		

Environmental impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	78
	EU Directive 2002/91/EC		