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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	68	77
(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: 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

EST 1973
Paul Meakin
ESTATE AGENTS

Approximate total area
699 ft²
65 m²

(1) Excluding balconies and terrac

Calculations reference the RICS IP1
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustrative
only.

GIRAFFE360



£299,999 Redstart Close, Croydon, CR0 0EU

Situated in the cul de sac Redstart Close in New Addington, this charming ground floor maisonette presents an excellent opportunity for first-time buyers, investors and people looking to downsize. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The maisonette has been thoughtfully updated, featuring a refitted kitchen and bathroom. The kitchen is well-equipped, making it a delight for any home cook, while the bathroom offers a serene retreat for unwinding after a long day.



One of the standout features of this property is the large paved rear garden, which offers a wonderful outdoor space for soaking up the sun. Other benefits include gas central heating via radiators, ensuring warmth and comfort throughout the colder months. With a lease of 92 years remaining, this maisonette is a sound investment for the future.

Redstart Close is a quiet residential area, yet it remains conveniently situated for local amenities, with frequent bus services and transport links, providing easy access to the wider Croydon area and beyond. and a good variety of surrounding schools. Call now to appreciate size and location. Leasehold 92 years, EPC D, Service charge £350-£450 per annum.

Hallway

Living Room

11'10 x 14'3 (3.61m x 4.34m)



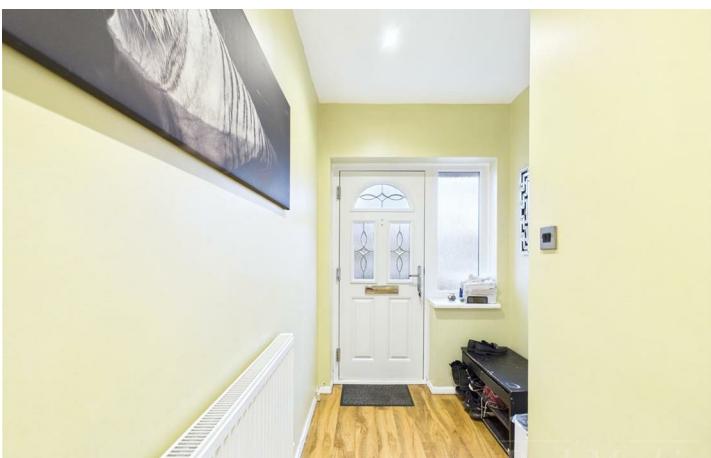
Kitchen

9'5 x 9'6 (2.87m x 2.90m)



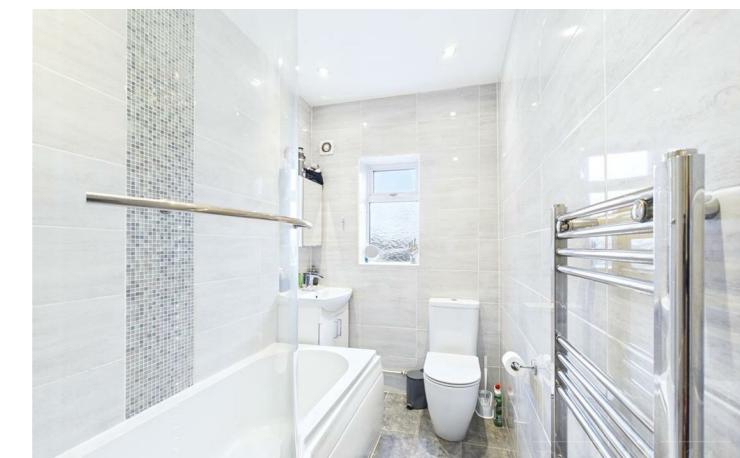
Bedroom One

9'8 x 12'10 to wardrobe (2.95m x 3.91m to wardrobe)



Bedroom Two

11'6 x 12'11 (3.51m x 3.94m)



Bathroom

Garden

