



Floor 1 Building 1



Ground Floor Building 2

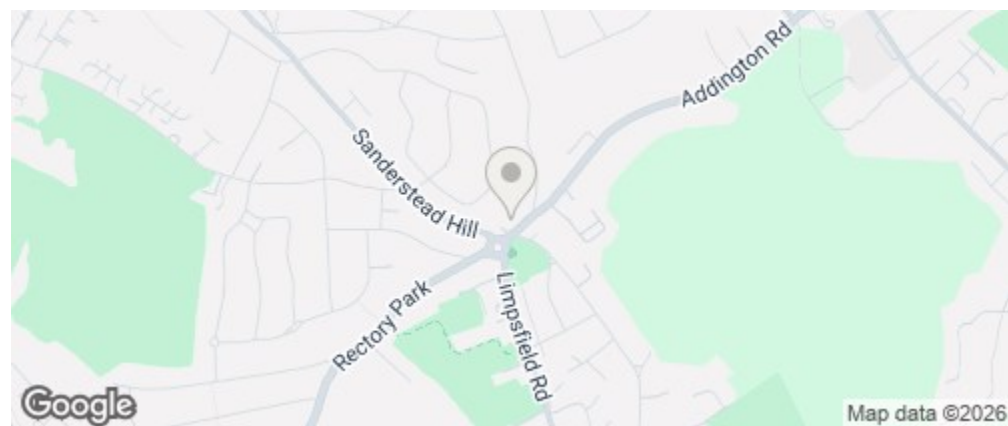
Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
 947.87 ft²
 88.06 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



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
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 ESTATE AGENTS

£350,000 3 Addington Road, South Croydon, CR2 8RE



Welcome to this charming two-bedroom apartment located on Addington Road in the desirable area of South Croydon. Nestled within a secure gated community, this property offers both comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

Upon entering, you will be greeted by a spacious living room that boasts a delightful Juliet balcony, allowing natural light to flood the room and providing a lovely view of the surrounding area. The fitted kitchen is well-equipped, offering ample storage and workspace for all your culinary needs.

The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and convenience. The second shower room serves the rest of the apartment, making it perfect for guests or family members.

Additionally, this property includes parking for one vehicle, along with a garage en bloc, providing extra storage or secure parking options. Built in 1991, this apartment combines modern living with the charm of a well-established community.

With its excellent location, you will find yourself within easy reach of local amenities, transport links, and green spaces, making it a perfect retreat in the heart of South Croydon. This apartment is not just a place to live; it is a place to call home. Don't miss the opportunity to make this delightful property your own.

89 Years remaining on lease / £2570 service charge including water rates / Ground rent £288 per annum



- Two Double Bedrooms
- No Forward Chain
- Private Garage
- Large reception room
- Walking Distance To Sanderstead Village
- En-suite

Living/dining area
12'5" x 20'1" (3.80 x 6.14)

Kitchen
11'2" x 8'4" (3.42 x 2.56)

Bedroom 1
11'9" x 11'11" (3.59 x 3.65)

En-suite
5'6" x 7'1" (1.68 x 2.16)

Bedroom 2
9'0" x 16'0" (2.75 x 4.89)

Hallway
6'1" x 9'2" (1.86 x 2.80)

Bathroom
5'6" x 6'8" (1.68 x 2.05)

Garage en bloc

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

