



HAVEN
HOUSE

55-57 ADDINGTON ROAD

Haven House, Addington Road, South Croydon, Surrey, CR2 8RD

Pollard Machin
estate agents since 1885

Haven House
Addington Road
South Croydon
Surrey CR2 8RD

Pollard Machin

estate agents since 1885

Monthly Rental Of £1,600

****AGE RESTRICTED - 55 AND OVER****

This beautifully presented and spacious two bedroom ground floor apartment offers a large open plan modern kitchen/dining/living space, fitted with fridge/freezer, dishwasher, washer-dryer, double oven, hob and microwave. Secondary glazing has been installed in each room, in addition to the double glazed windows, to further reduce noise. Both bedrooms have built-in wardrobes and the master bedroom benefits from an additional store room. There is a modern bathroom off the hall and an en-suite shower room to the master bedroom and the property has gas central heating. The property has a private patio area with access from both bedrooms.

Haven House is a sought after, 55+ age group only, gated development with well-maintained gardens and lifts. It is conveniently located on Addington Road, Sanderstead, within easy reach of local shops, supermarkets, restaurants, parks and local transport and has the benefit of an allocated parking bay.

EPC RATING - B.

CROYDON COUNCIL TAX BAND - E.

DEPOSIT £1788



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Haven House, 57 Addington Road, South Croydon, CR2
 Approx. Gross Internal Area 1023sq ft / 95.1sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
 Plan produced by AR Net Media - www.ar-netmedia.uk

The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885