



TAX BAND: C

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



**£250,000** Addington Village Road, Croydon, CR0 5AQ



Paul Meakin would like to welcome to the market this ground floor two bedroom flat situated in Addington. Upon entering the property, the hallway leads through to a spacious reception room, flooded with natural light. The property features a well-proportioned kitchen with ample storage and space for appliances.



This property offers two double bedrooms, both rooms are bright and airy and have ample room for storage. The 3-piece family bathroom is well-equipped and provides all the amenities needed.

Situated in Addington Village, convenient for the Tram link to Croydon and further connections for commuters to London. There are many local green spaces within a short walk.

Leasehold 942 years remaining / Service charge £1180 / Ground rent £25 / Croydon council tax band C/ EPC D.



- Two bedroom ground floor flat
- Private balcony space
- In need of modernisation
- Short walk away from Tram Links to Croydon



### Hallway

10'5" x 3'10" (3.18 x 1.19 )

### Kitchen

11'8" x 7'0" (3.58 x 2.15 )

### Reception room

18'8" x 11'5" (5.7 x 3.48 )

### Bedroom

11'5" x 11'9" (3.49 x 3.59 )

### Bedroom

10'10" x 11'4" (3.31 x 3.46 )

### Bathroom

6'4" x 7'7" (1.95 x 2.33)

### VIEWING NOTES:

