



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
 660.26 ft<sup>2</sup>  
 61.34 m<sup>2</sup>

Balconies and terraces  
 31 ft<sup>2</sup>  
 2.88 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Offers In Excess Of £210,000 Arnhem Drive, New Addington, CR0 0EA



Welcomed to the market is this first floor two bedroom split-level maisonette. Situated in the convenient location of Arnhem Drive, just a short walk away from New Addington's Central Parade benefitting from all of its shops, amenities and transport links via tram and bus taking you into Central Croydon and surrounding areas. Internally, this property benefits from a fitted kitchen and family bathroom, large lounge with balcony, two sizeable double bedrooms, gas central heating via radiators, double glazed windows throughout and communal gardens.

Leasehold 83 years remaining/ Ground Rent £10 PA / Service Charge £800 PA/ EPC C / Croydon Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(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 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

