



Approximate total are
 563.17 ft²
 52.32 m²

(1) Excluding balconies and terr.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This plan is for illustrative purposes only.

Calculations are based on RICS IP1 standard.

GIRAFFE360

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

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



£230,000 Castle Hill Avenue, New Addington, CR0 0TB



Welcomed to the market is this CHAIN FREE two bedroom ground floor flat, benefitting from two spacious bedrooms, gas central heating via radiators, double glazed windows, a fitted kitchen and a refitted bathroom, private balcony space and well maintained communal gardens. This property is conveniently located near New Addington's Tramlink and bus services into Central Croydon and surrounding areas. Also conveniently located near to Lidl supermarket and all shops and amenities at Central Parades. Call now to avoid disappointment. Leasehold 89 years remaining / EPC Rating C / Croydon Council Tax Band B / Service charge £590 approx / Ground rent £10.

