



Addington Road  
South Croydon  
Surrey  
CR2

Offers in Excess of £225,000

bettermove 

# Addington Road South Croydon

Bettermove are proud to present this 3 bedroom flat in South Croydon, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with 1 parking space available.

The council tax band is C.

This is a leasehold property with 87 years remaining on the lease; the ground rent is £300.00 per annum, and the service charge is £330.00 per annum.

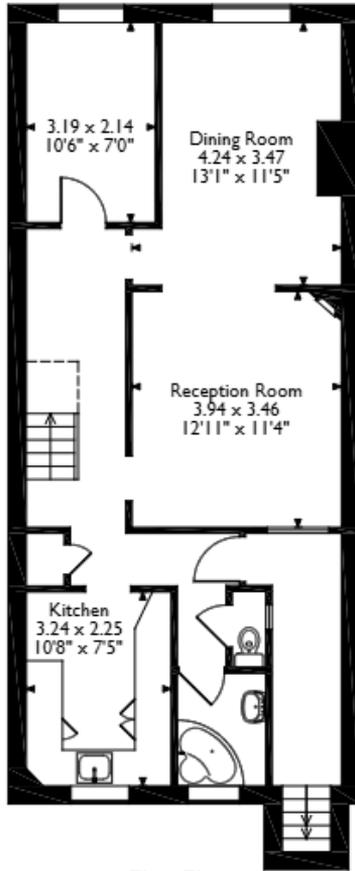
The interior of this property comprises a spacious living room, dining room, fitted kitchen, family bathroom, and a versatile room, ideal for a third bedroom. Upstairs, the first floor consists of two double bedrooms.

Located in the popular town of South Croydon, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Riddlesdown Train Station, a variety of local bus and tram stops, and quick access to the A22, leading to the M25.

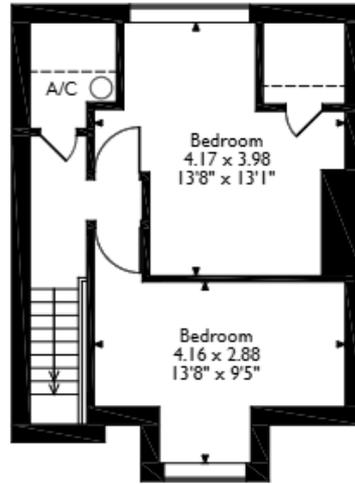
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Addington Road, South Croydon  
 Approximate Gross Internal Area  
 99 Sq M/1065 Sq Ft



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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