

LEASEHOLD



Flat

**69, 15 LOWER
ADDISCOMBE
ROAD, CROYDON,
CR0 6PR**

£290,000

FEATURES



CC GRAY ESTATES
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2 Bedroom Flat located in Croydon

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Nestled on Lower Addiscombe Road in Croydon, this charming two-bedroom flat offers a delightful blend of modern comfort and classic appeal. Spanning an impressive 700 square feet, the property has been thoughtfully refurbished throughout, ensuring a fresh and inviting atmosphere for its new occupants.

Built in 1933, this flat retains a sense of character while boasting contemporary features, including brand new double glazing that enhances energy efficiency and sound insulation. The spacious reception room provides an ideal space for relaxation or entertaining guests, while the two well-proportioned bedrooms offer a peaceful retreat for rest.

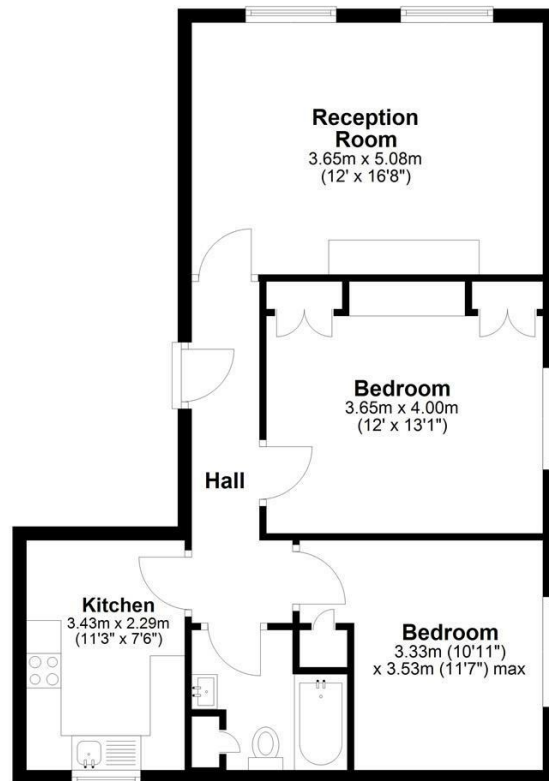
The flat also benefits from a share of the freehold, providing added security and flexibility for future owners. Additionally, the property has parking to the front of the building - subject to availability, a valuable asset in this bustling area. With no onward chain, this home is ready for you to move in without delay.

Situated in a vibrant neighbourhood, residents will enjoy easy access to local amenities, transport links, and green spaces, making it an ideal choice for both first-time buyers and those looking to downsize. This property presents a wonderful opportunity to own a beautifully refurbished flat in a sought-after location. Don't miss your chance to make this lovely home your own.

Council Tax Band

Second Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



Total area: approx. 63.2 sq. metres (680.4 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|--|---|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

