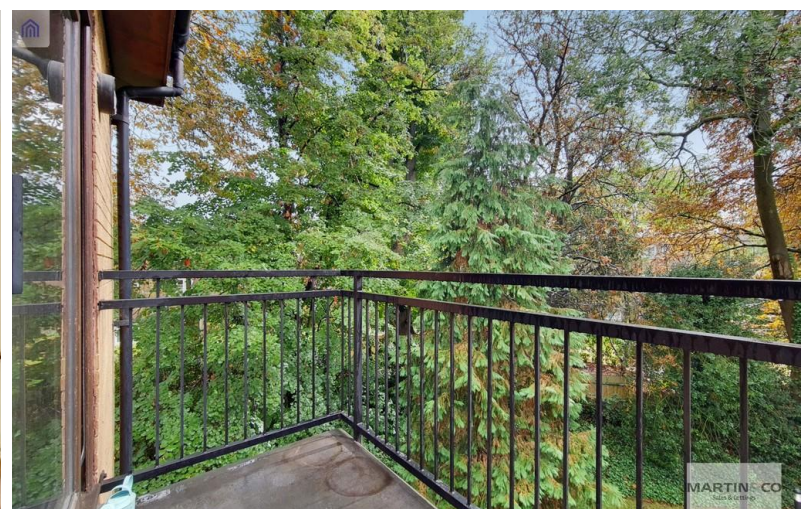




SOLD STC



Addiscombe Road, East Croydon

2 Bedrooms, 2 Bathroom, Flat with Balcony

Offers In Excess Of £280,000





GUIDE PRICE £300,000 - £325,000 - Leasehold (stc).

Addiscombe Road, East Croydon

2 Bedrooms, 2 Bathroom

Offers In Excess Of £280,000

- Spacious Second Floor Flat
- Large Reception Room with Balcony
- Two Bedrooms & Two 'Bathrooms'
- Brand New Fitted Kitchen
- Allocated Parking

Enjoying a sought-after setting on the corner of prestigious Radcliffe Road, very close to the Sandilands tram stop and just a 10 minute walk from East Croydon Station this bright, spacious second floor flat with two bedrooms and two 'bathrooms' will make a fantastic first home or letting investment in our opinion.

Well-presented throughout the property affords an entrance hall, a large light living room with doors to a sunny private balcony, a newly fitted contemporary-style kitchen, a master bedroom with built-in wardrobe and en-suite shower-room/wc, a good-sized second bedroom and a bathroom/wc. Externally there are well-kept communal areas and grounds and the property benefits from off-road parking.

The Tramlink stop at Sandilands is just moments away, whilst East Croydon Station, the town centre, Boxpark and the refurbished Fairfield Halls are all within easy reach. The excellent local facilities on the Lower Addiscombe Road are also just a 10 minute walk away.

The property is offered to the market with a newly extended 156 year lease and is available with no onward chain - call Martin & Co Croydon now for an appointment to view!

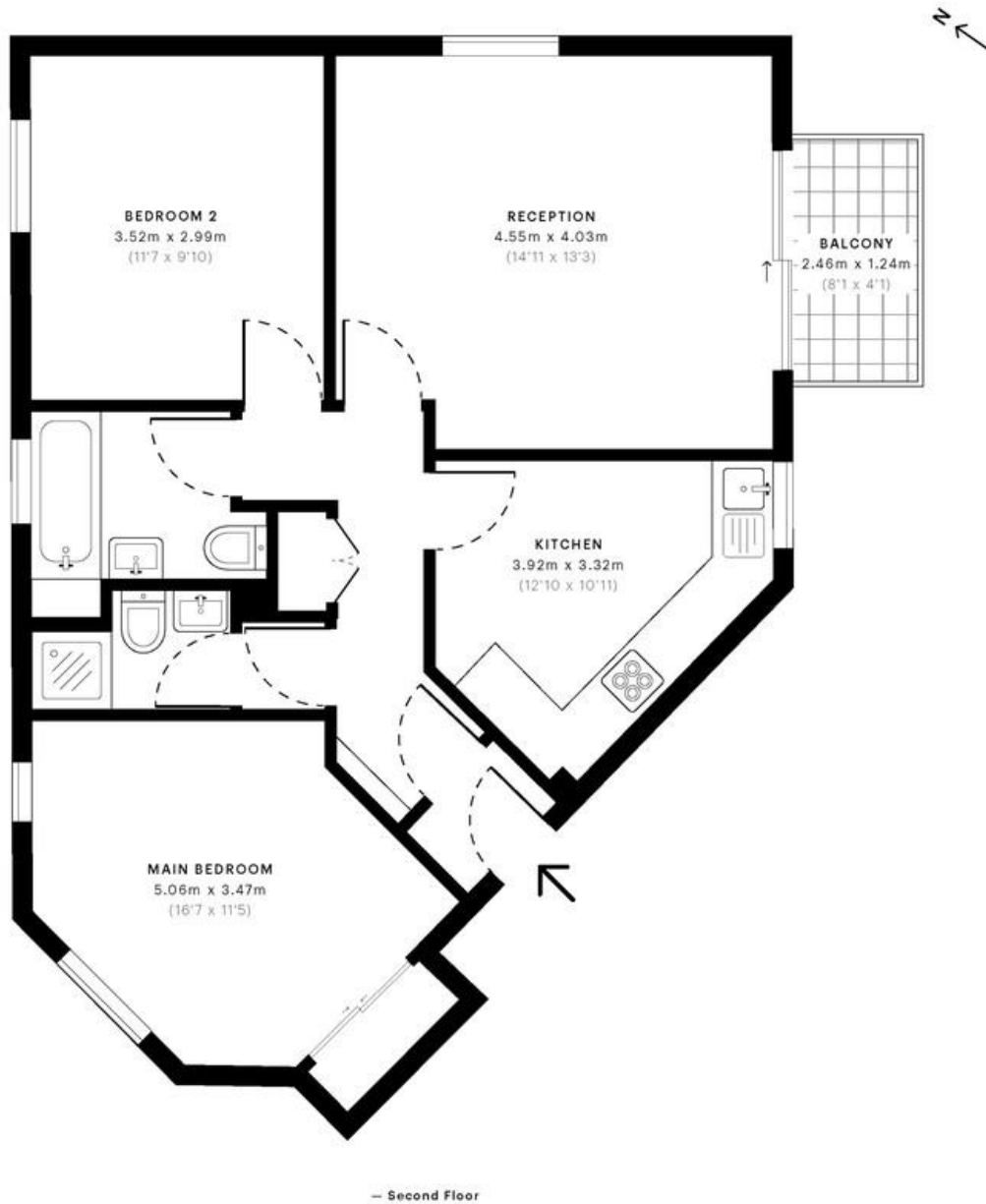






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		





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