



Flat 24, Atwood House 2A Addington Road, South Croydon - CR2 8AX

In Excess of **£400,000**





Flat 24

Atwood House 2A Addington Road,
South Croydon

A beautifully presented two double bedroom second floor apartment, situated within a short walk of Sanderstead Village.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Taylor Rose MW - £200

- Retirement Property
- 2 Bedrooms
- 2 Bathrooms
- Top Floor
- Lift Access
- Communal Gardens



A beautifully presented two double bedroom second floor apartment, situated in a convenient location within a short walk of Sanderstead Village.

The property is offered in excellent decorative order throughout. viewing highly recommended.

Situated in a very convenient location within a short walk of Sanderstead Village is this spacious two double bedroom top floor retirement flat, the property is offered in excellent decorative order throughout and with immediate vacant possession.

The accommodation comprises a spacious entrance hall with video entry phone system, inbuilt utility cupboard housing the water heater, Vent-Axia ventilation system and a washer dryer.

The open plan Kitchen/lounge/dining room is a bright and spacious room with double glazed window and electrically operated Velux window. The kitchen area is fitted in an extensive range of base and eye level units and soft close draws, fitted appliances include Neff oven with fold away door, Neff induction hob, Neff microwave and fridge/freezer.

The master bedroom has a walk in storage wardrobe with hanging rail, shelf and draw storage. Ensuite Shower room with walk in shower cubical, low level w.c and wash basin with double cupboard below.

There is a further double bedroom and a bathroom comprising bath with shower over, low level w.c. and wash basin with double cupboard below.

Communal facilities include a communal lounge with kitchen, buggy storage, guest suite and well-presented communal grounds with allocated parking.

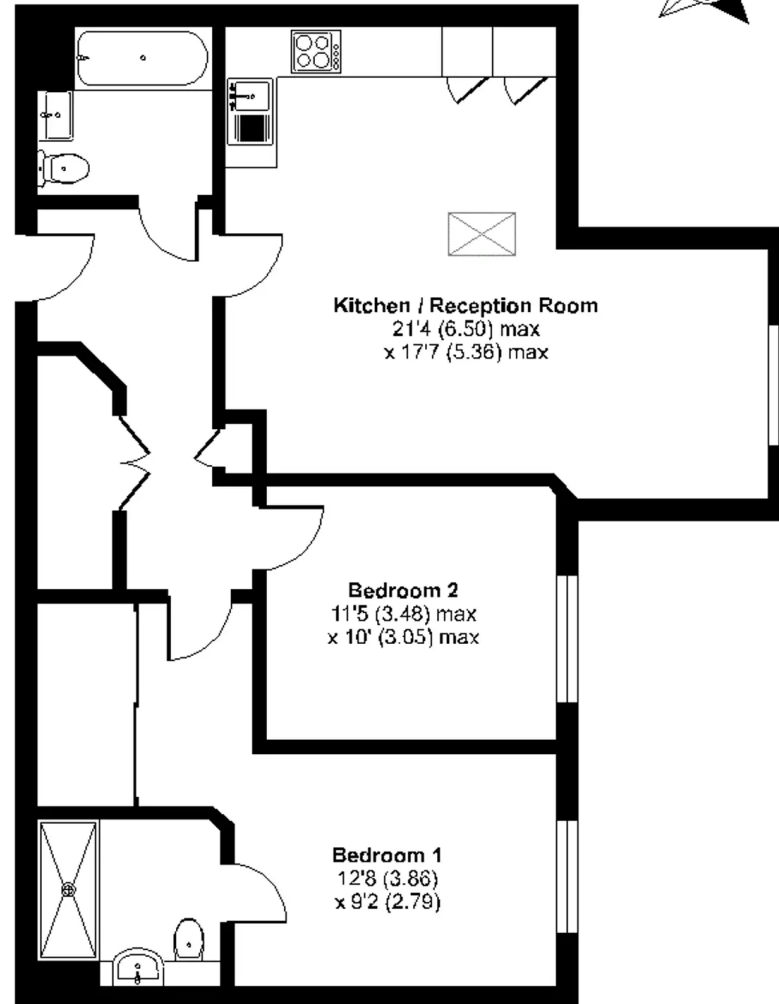
COUNCIL TAX BAND E



Addington Road, South Croydon, CR2

Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced by Park & Bailey. NLI : 594681



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/