



## 2 bed apartment to buy in CR0

Addiscombe Grove, Croydon, CR0 5BS

**£210,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Double Bedroom Second Floor Flat
- ✓ Offered as Leasehold
- ✓ 760 Sq. Ft. of Internal Area
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated in the highly desirable Longitude Apartments on Addiscombe Grove, this elegantly presented second-floor flat perfectly combines comfort, style, and convenience. Boasting two generously sized double bedrooms, a spacious reception area, and a well-appointed family bathroom, this delightful property offers a generous 760 sq. ft. of internal living space, ensuring ample room for relaxed living and entertaining.

The interior of the flat showcases contemporary decor and has undergone thoughtful renovations, enhancing its appeal. The highlight of the home is the open-plan kitchen, which effortlessly integrates with the dining and living areas, creating a bright and welcoming space ideal for both entertaining and daily living. This stylish kitchen features sleek cabinetry, modern fixtures, and essential integrated appliances that blend functionality with aesthetics. The design invites easy interaction with family and guests, making mealtime preparation an enjoyable experience.

One of the highlights of this property is the charming balcony, which offers an inviting outdoor space to relax and unwind. Whether you're enjoying your morning coffee or hosting a small gathering, the balcony provides a peaceful retreat with lovely views of the surrounding area, perfect for soaking in the fresh air.

This property is available on a leasehold basis with a reasonable service charge that conveniently includes hot water and heating. It presents an appealing and secure investment opportunity for prospective buyers.

Conveniently situated just a 5-minute walk from East Croydon Station, which provides exceptional transport connections to Central London. Don't miss the opportunity to schedule a viewing and discover everything this fantastic property has to offer.

Black & Blanc Estate Agents is the seller's agent for this property. Your conveyancer is legally responsible for ensuring that any purchase agreement fully protects your position. Black & Blanc Estate Agents makes detailed enquiries with the seller to ensure the information provided is as accurate as possible. Please let us know if you happen to know of any inaccurate information.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 82

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £5,208.00

Price: Starting Bid £210,000

Property Type: Apartment

Parking: On Street, Permit Parking

Year built: 2009

Construction materials: Timber frame

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

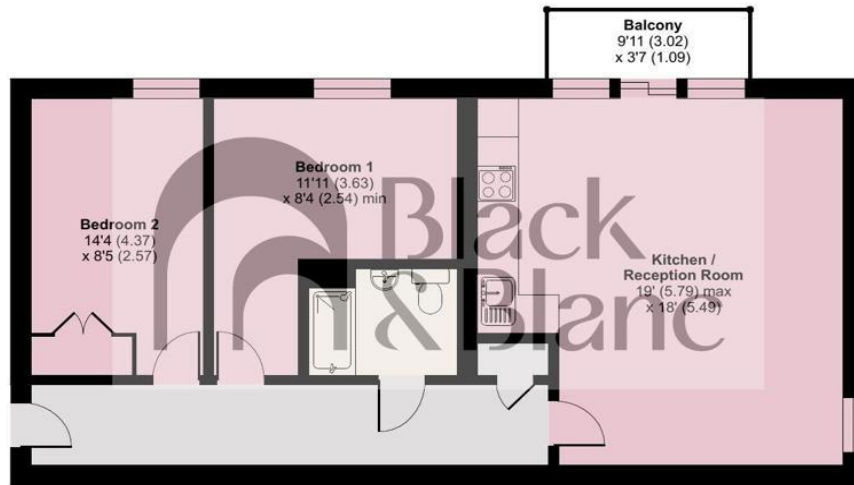
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

# Addiscombe Grove, Croydon, CR0

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Black + Blanc Company Ltd. REF: 1208036

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

Addiscombe Grove, Croydon, CR0 5BS

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

