



## Addiscombe Road, CR0 6SP

## Offers in Excess of £275,000

- Two well-proportioned bedrooms
- 603 sq. ft. of living space
- Share of freehold

- Perfect for first time buyers and investors
- Excellent transport links into The City
- Close to wide array of local amenities

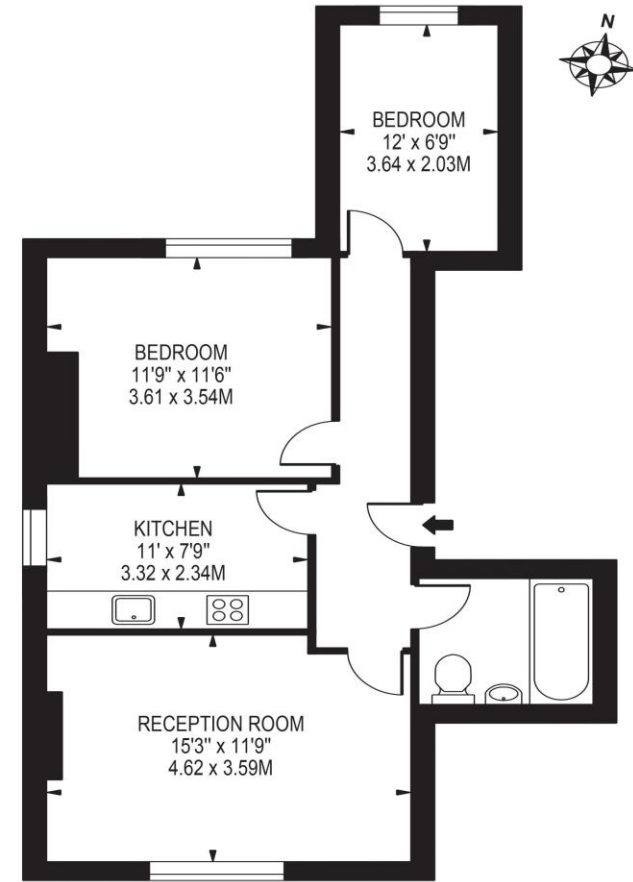
# Addiscombe Road, CR0 6SP

Oaks Estate Agents are proud to welcome to the market this two bedroom flat located in the heart of Addiscombe. Offered to the market chain free, Addiscombe Road benefits from 603 sq. ft. of living space. Light and airy throughout, this property is perfect for someone looking to add their own stamp and comprises; two well-proportioned bedrooms, spacious living room, kitchen and a bathroom suite. Positioned close to East Croydon station and Sandilands tram stop, the property is perfect for any commuter requiring access into the City due to its fantastic connections. In addition to the excellent transport links, the property is located close to a wide array of popular local amenities, including several popular supermarkets, eateries, banks and local independent shops.



## ADDISCOMBE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 603 SQ FT - 56.05 SQ M



### THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Telephone

0203 973 9700

Website

[www.oaksestateagents.com](http://www.oaksestateagents.com)

Email

[croydon@oaksestateagents.com](mailto:croydon@oaksestateagents.com)

