



6 Reddington Close, South Croydon, Surrey, CR2 0QZ

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6

Reddington Close
South Croydon
Surrey CR2 0QZ

Guide Price £300,000

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Ideally positioned within easy reach of Sanderstead Station, this beautifully presented top-floor two double bedroom apartment offers generous living space and excellent transport links into London. EPC Rating C. Council Tax Band C.

Accommodation

The apartment features a bright 18'01 x 12'0 lounge, fully fitted kitchen (12'0 x 7'8) finished with granite worktops. There are two well-proportioned double bedrooms, including an impressive 16'1 x 11'0 master bedroom with fitted wardrobes, plus a second double bedroom measuring 13'1 x 10'0. There is a modern bathroom with a separate WC for added convenience. Gas warm air central heating, double glazing, ample storage cupboards, well-kept communal gardens and share of freehold ownership.

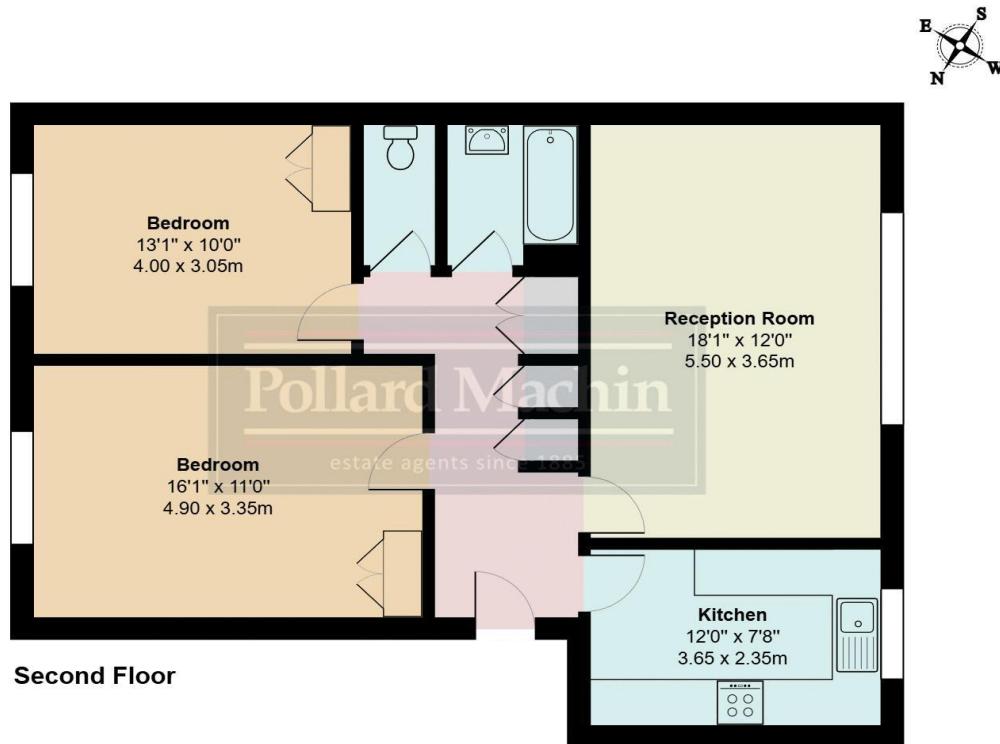
Location

Reddington Close is tucked away off Beechwood Road, conveniently located for Purley Oaks and Sanderstead stations. The area offers a variety of leisure facilities including tennis, golf and cricket clubs, excellent local schools, churches, scenic walks around Wettern Gardens and Purley Beeches and regular bus services into Croydon and the surrounding area. Early viewing is highly recommended.

Share of freehold. Service Charge £1349.76



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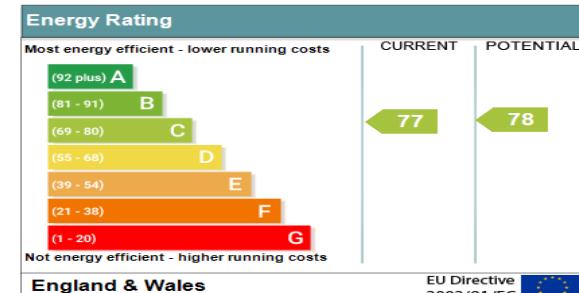
Second Floor

Reddington Close, South Croydon, CR2
Approx. Gross Internal Area 796.5sq ft / 74sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media - www.arnetmedia.uk

Address: 6 Reddington Close, SOUTH CROYDON, CR2 0QZ
 RRN: 0360-2452-0520-2096-3961



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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