



11 Farley Croft, 55 Ashburton Road, Addiscombe. CR0 6AQ

- Two Double Bedrooms
- Lounge/Diner
- Large Fitted Kitchen
- Bathroom
- Communal Garden
- Double Glazing
- Gas Central Heating
- Newly Decorated
- Close to Tram & Buses
- Available from 6 September 2023



PROPERTY DESCRIPTION

Situated in a quiet and ever popular residential road close to Addiscombe's bustling High Street and within a 2-10 minute walk of most local amenities including Addiscombe tram stations, bus routes, local shops, supermarket, protected parkland and well regarded schools. A spacious two double bedroom top floor apartment in a well maintained purpose built block with a large lounge/diner and a large fitted kitchen which has been newly decorated throughout. Immediately available.



ROOM DESCRIPTIONS

Well Maintained Communal Gardens

Laid to lawn, flowerbeds, shrubs, rose bushes, paved path to:

Porch

Entryphone, glazed communal front door to:

Communal Entrance Hall

Meter cupboard, stairs to:

Second Floor Landing

Front door to:

Large Entrance Hall

Double radiator, cupboard housing meters, storage cupboard, phone point, entryphone, laminate flooring, doors to:

Lounge/Diner

17' 3" x 11' 2" (5.26m x 3.40m)

Dual aspect double glazed casement windows with fine views, double radiator, coved cornice, TV aerial point, Cable TV point, power points, fitted carpet.

Large Kitchen

10' 0" x 8' 0" (3.05m x 2.44m)

Large double glazed casement windows with good views, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, oven, hob and stainless steel cooker hood, washing machine, fridge/freezer, gas combination boiler, spotlights, power points, vinyl flooring.

Bedroom 1

13' 8" x 9' 3" (4.17m x 2.82m)

Large double glazed casement windows with great views, double radiator, flowerbeds, power points, fitted carpet.

Bedroom 2

11' 4" x 7' 11" (3.45m x 2.41m)

Double glazed casement windows, radiator, power points, fitted carpet.

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

Air extractor, white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiled floor.

TENANT FEES & DEPOSIT

The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.





TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	