

FOLKLANDS

CHERRY ORCHARD ROAD, EAST CROYDON  
GUIDE PRICE £385,000





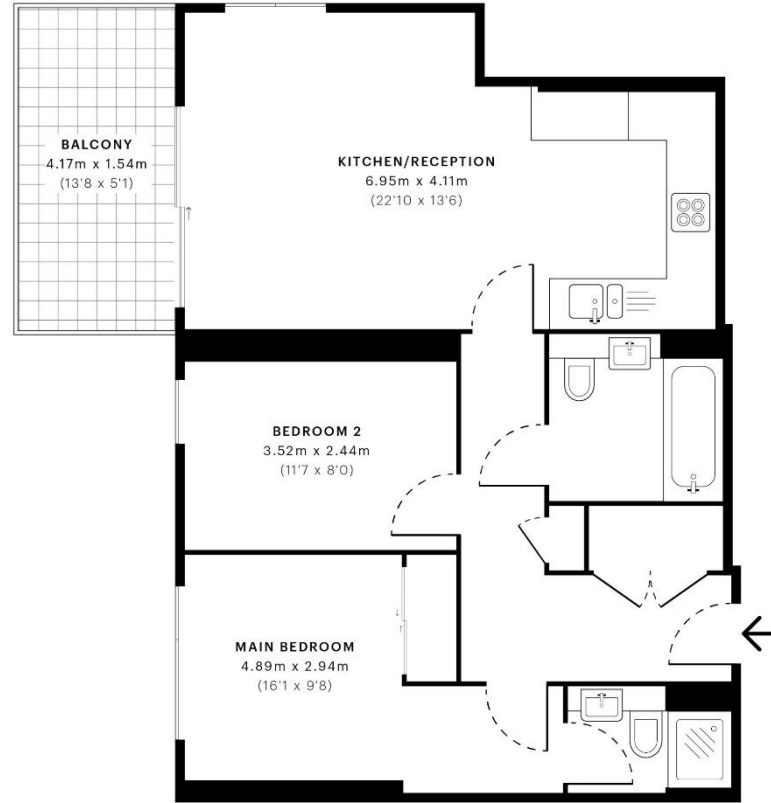









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— Tenth Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
67.53 sqm / 726.89 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes walkways, restricted head height  
63.22 sqm / 680.49 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
6.34 sqm / 68.24 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 73.85 sqm / 795.24 sqft  
IPMS 3C RESIDENTIAL 70.28 sqm / 756.49 sqft

SPEC ID: 628614263d109d0df2fd37a0



- ❖ TWO DOUBLE BEDROOMS - TWO BATHROOMS
- ❖ TENTH FLOOR APARTMENT
- ❖ PEPPERCORN GROUND RENT
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ PANORAMIC VIEWS FROM THE LARGE PRIVATE BALCONY
- ❖ SOUTHERLY FACING APARTMENT
- ❖ ON SITE CONCIERGE & RESIDENTS GYMNASIUM
- ❖ HIGHLY ECONOMICAL HEATING/ COOLING SYSTEM
- ❖ ULTRA LONG LEASE
- ❖ EPC EER B

**\*\* Chain Free \*\* Southerly Facing \*\* Excellent Energy Rating \*\* Zero Ground Rent \*\*** A superbly presented two double bedroom tenth floor apartment situated in one of Croydon's most prestigious developments, and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (13 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

This bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the resident's gymnasium, has lift access, an ultra-long lease, cycle housing, ample storage, and boasts a highly economical heating/cooling system. Along with the excellent double glazing that the flat has been built with, the owners have installed an additional "secondary glazing" which gives this apartment even greater energy efficiency and noise reduction. The current lease is being extended to 999 years, which will reward the incoming buyer with zero ground rent moving forward.

The accommodation comprises a master bedroom with a large fitted wardrobe & en-suite shower room, a second double bedroom, a stylish three piece bathroom suite, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 22' x 13' open plan kitchen/living room featuring a contemporary kitchen with composite work surfaces and fitted appliances.

Externally the property enjoys a 13' Southerly facing balcony with far reaching views over central Croydon and the South, which affords the flat with the best of the day's sunshine. Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		