

FOLKLANDS



CROHAM ROAD, SOUTH CROYDON

GUIDE PRICE £262,500



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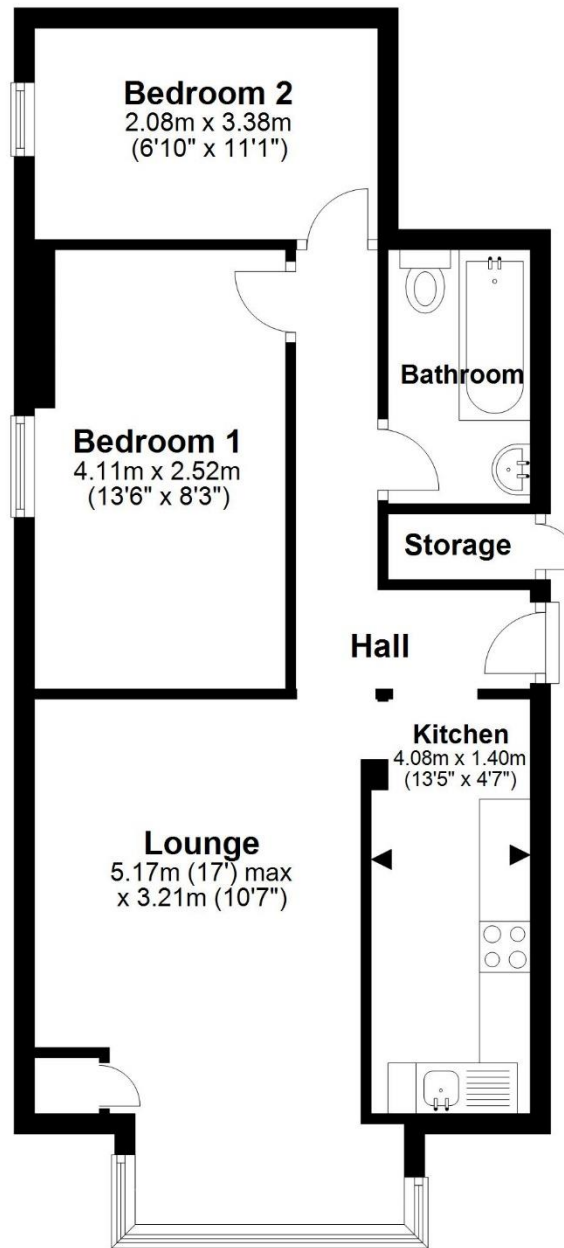






Ground Floor

Approx. 52.0 sq. metres (560.0 sq. feet)



Total area: approx. 52.0 sq. metres (560.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOM
- ❖ GROUND FLOOR CONVERSION FLAT
- ❖ LONG LEASE WITH CIRCA 107 YEARS BALANCE
- ❖ SHARED RESIDENTS PARKING TO THE FRONT
- ❖ LARGE COMMUNAL GARDEN
- ❖ PARTICULARLY HIGH CEILINGS
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.9 MILES FROM EAST CROYDON TRAIN STATION
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ EPC EER D

A two-bedroom ground floor conversion flat situated within this highly desirable neighbourhood, conveniently located only 0.1 miles from South Croydon train station and 0.9 miles from East Croydon train station.

This bright & airy apartment benefits from residents parking to the front of the building, there is a large communal garden to the rear of the building, and the lease has circa 107 years remaining. The property also features stripped wooden floorboards throughout the living space and there is gas central heating with a newly installed boiler in circa 2022.

The accommodation comprises two bedrooms, a three-piece bathroom suite with a shower over-bath, a separate fitted kitchen and a spacious bay-fronted lounge/ dining room.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of Croydon's famous restaurant quarter and is walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. In our opinion this property would make an ideal first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		