

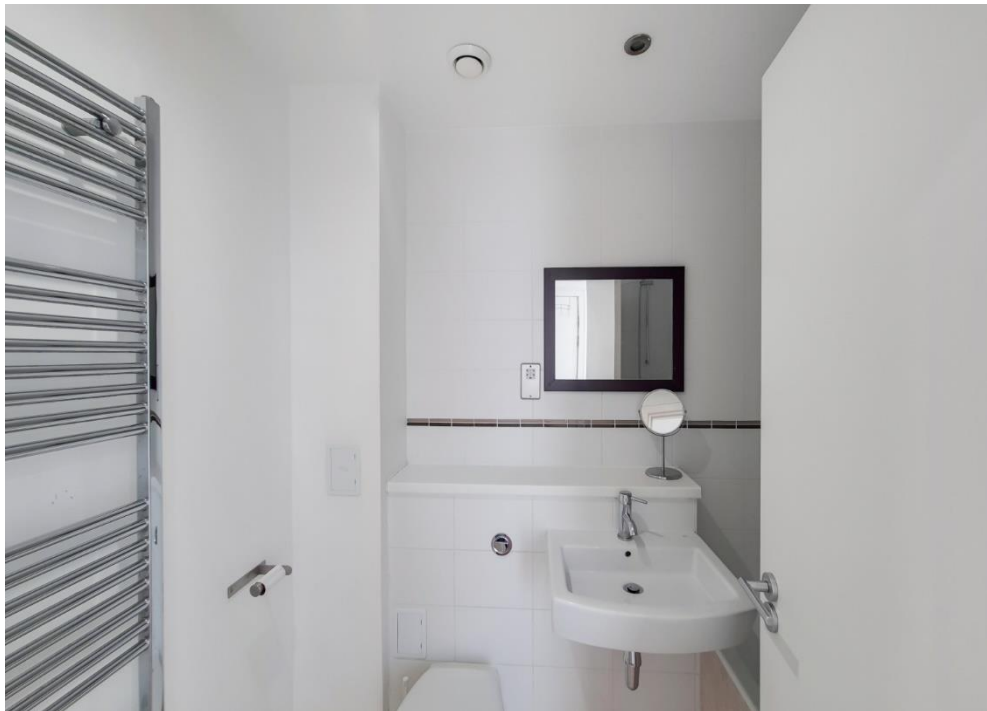
FOLKLANDS

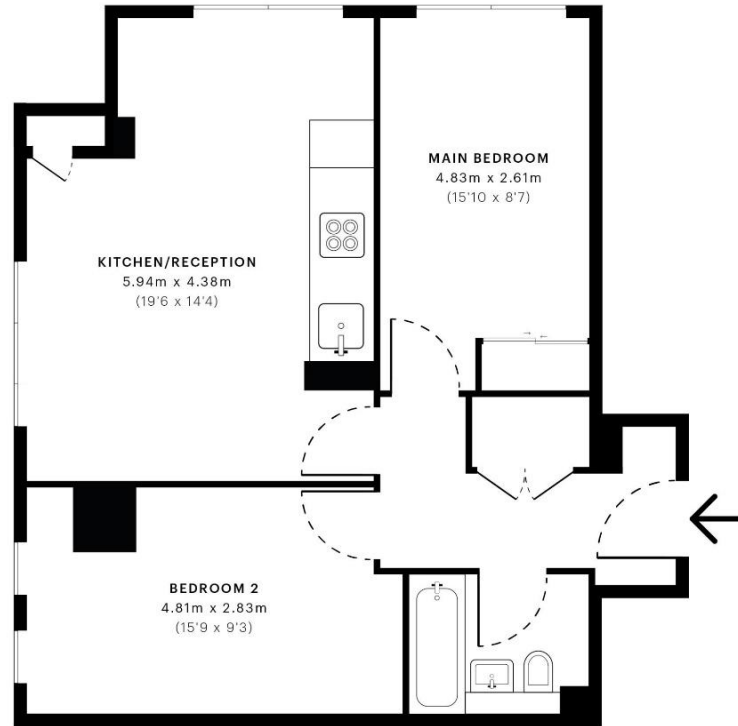
MASONS AVENUE, CROYDON

GUIDE PRICE £275,000









— Seventh Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.88 sqm / 666.07 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
58.64 sqm / 631.20 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 61.88 sqm / 666.07 sqft
IPMS 3C RESIDENTIAL 58.75 sqm / 632.38 sqft

SPEC ID 62e8e273350f3e0ddd6772b

- ❖ TWO DOUBLE BEDROOM
- ❖ SEVENTH FLOOR APARTMENT - DUAL ASPECT
- ❖ CHAIN FREE - LONG LEASE WITH CIRCA 110 YEARS
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ SOUTHERLY FACING OUTLOOK
- ❖ FANTASTIC VIEWS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LIFT & CONCIERGE SERVICE
- ❖ EPC EER C

**** Chain Free ** Dual Aspect ** Southerly Aspect **** A well-presented two double bedroom seventh floor apartment situated within this popular development in Central Croydon, conveniently located only 0.4 miles from South Croydon train station and 0.5 miles from East Croydon train station.

This bright & spacious apartment enjoys a southerly facing outlook with far-reaching views, it features lift access, a concierge service and a secure entry system.

The accommodation comprises a master bedroom with a large fitted wardrobe, a second double bedroom, a modern three-piece bathroom suite with shower over-bath, hallway storage, and a dual aspect 19'6 x 14'4 lounge/kitchen with full height glazing.

Furthermore, this property sits moments away from an abundance of local amenities, it is within an easy reach of a plethora of bars, cafes & restaurants, and it sits a short walk from both Park Hill Park & Lloyd Park (Two of Croydon's best open green spaces). In our opinion, this property would make an excellent first-time-buy, or long-term investment.

