

FOLKLANDS

COURT WOOD LANE, FORESTDALE
MONTHLY RENTAL OF £1,200

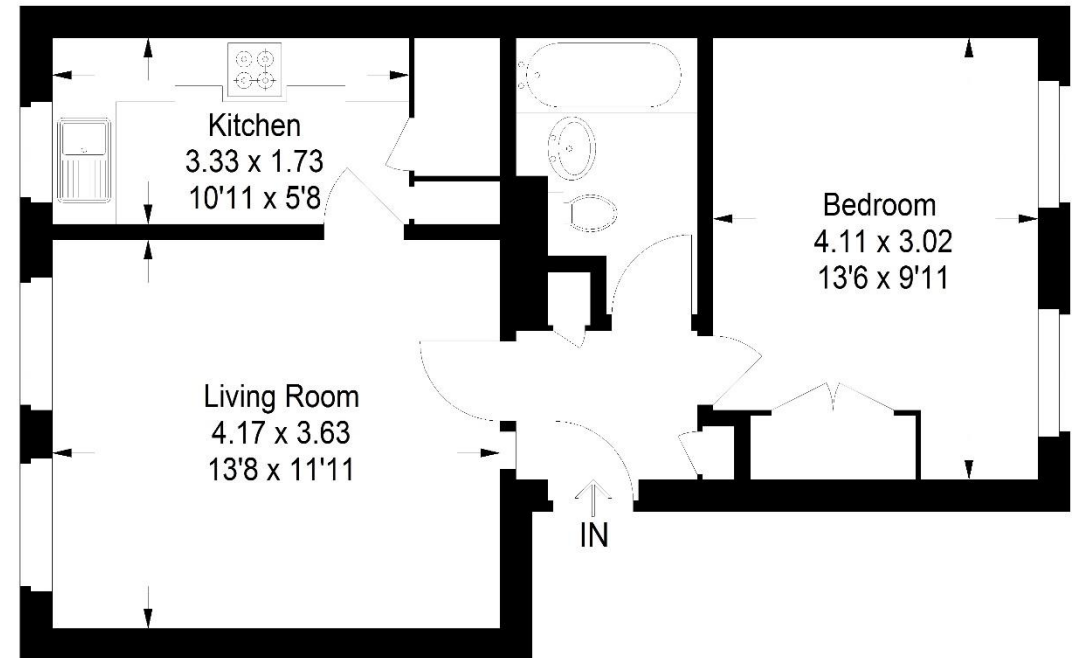






Markfield, CR0

Approximate Gross Internal Area = 44.4 sq m / 478 sq ft



2nd Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1075576)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

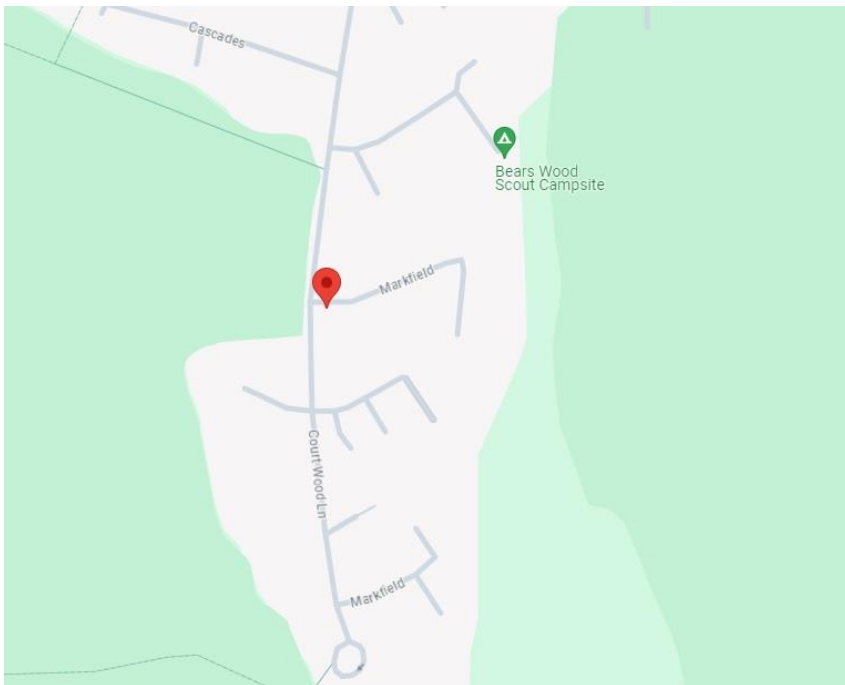
- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM - TOP FLOOR FLAT
- ❖ QUIET RESIDENTIAL AREA
- ❖ WELL PRESENTED THROUGHOUT
- ❖ FREE LOCAL PARKING
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZING
- ❖ MOMENTS FROM THE 353 BUS ROUTE
- ❖ LESS THAN ONE MILE FROM THE LOCAL TRAM STOP
- ❖ EPC EER C

**** Available Immediately ** Unfurnished **** A one double bedroom top floor flat situated in an elevated position within this quiet cul-de-sac setting in the desirable Forestdale area, and conveniently located moments from the 353 Bus route that provides a regular service to Hayes train station or a short distance to the 433 bus route that connects to East Croydon train station.

This bright & spacious apartment is well decorated throughout, it has gas central heating and is fully double glazed.

The accommodation comprises one double bedroom with a large built-in wardrobe, a modern three-piece bathroom suite, a spacious entrance hallway with built in cupboards, a 13'8 x 11'11 lounge/ dining room and a well-appointed separate fitted kitchen.

Furthermore, this property sits a short distance to the local shops and is moments from the open countryside as you head down Featherbed Lane. In our opinion this property would make an excellent home for a professional couple of single.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		