

# FOLKLANDS



BRIGHTON ROAD, PURLEY  
GUIDE PRICE £257,500



















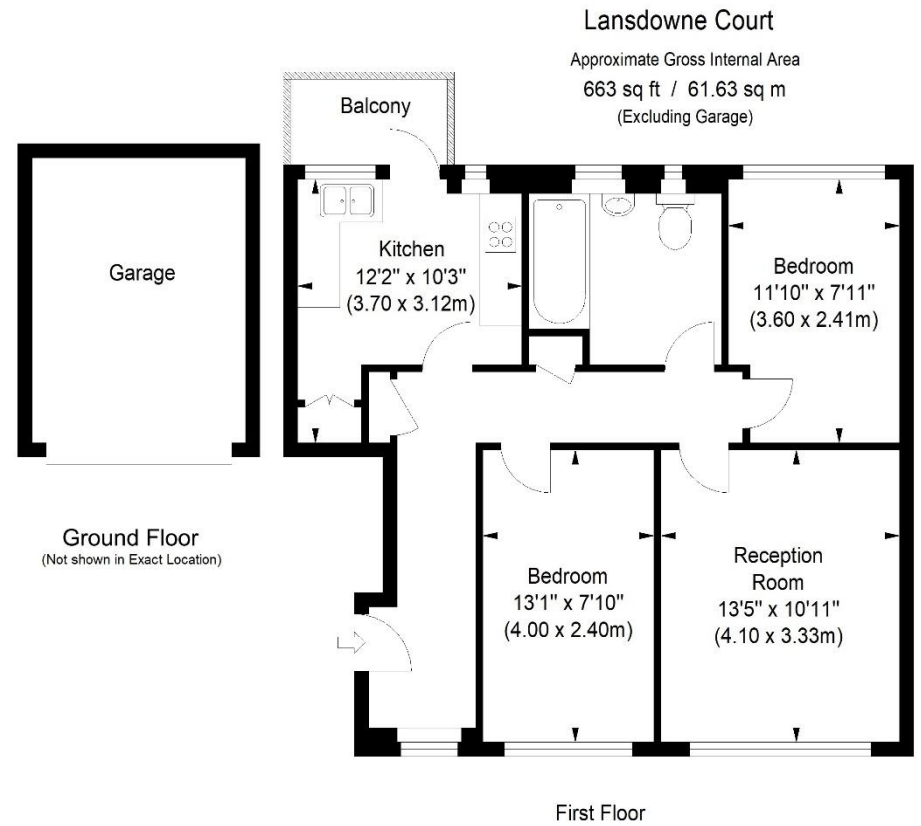


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS - FIRST FLOOR APARTMENT
- ❖ 1930'S ART DECO BUILDING
- ❖ LARGE GARAGE EN-BLOC
- ❖ BALCONY
- ❖ ULTRA LONG LEASE + SHARE OF FREEHOLD
- ❖ 0.4 MILES FROM PURLEY TRAIN STATION
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ CHAIN FREE
- ❖ NEW CARPET & DECOR
- ❖ EPC EER C

**\*\* Chain Free \*\* Ultra Long Lease \*\* Private Garage En-Bloc \*\*** A smartly presented two double bedroom first floor flat forming part of this charming 1930's Art Deco apartment block, conveniently located 0.4 miles from Purley train station & 0.5 miles from Purley Oaks train station.

This bright & airy property is fully double glazed, it has gas central heating, it has been newly decorated and new carpet has been laid throughout. Additionally, there is ample storage, a large garage en-bloc, and there are well-maintained communal gardens across the whole development.

The accommodation comprises two double bedrooms, ample hallway storage, a spacious lounge/ dining room, a modern fitted kitchen with access onto the balcony, and a sizeable three-piece bathroom suite with a shower over-bath.

Furthermore, this property sits moments away from the open green spaces of the Rotary fields, it is nearby the local gym and is moments away from the plethora of shops, bars & restaurants in Purley town centre.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |