

FOLKLANDS

CHERRY ORCHARD ROAD, CROYDON

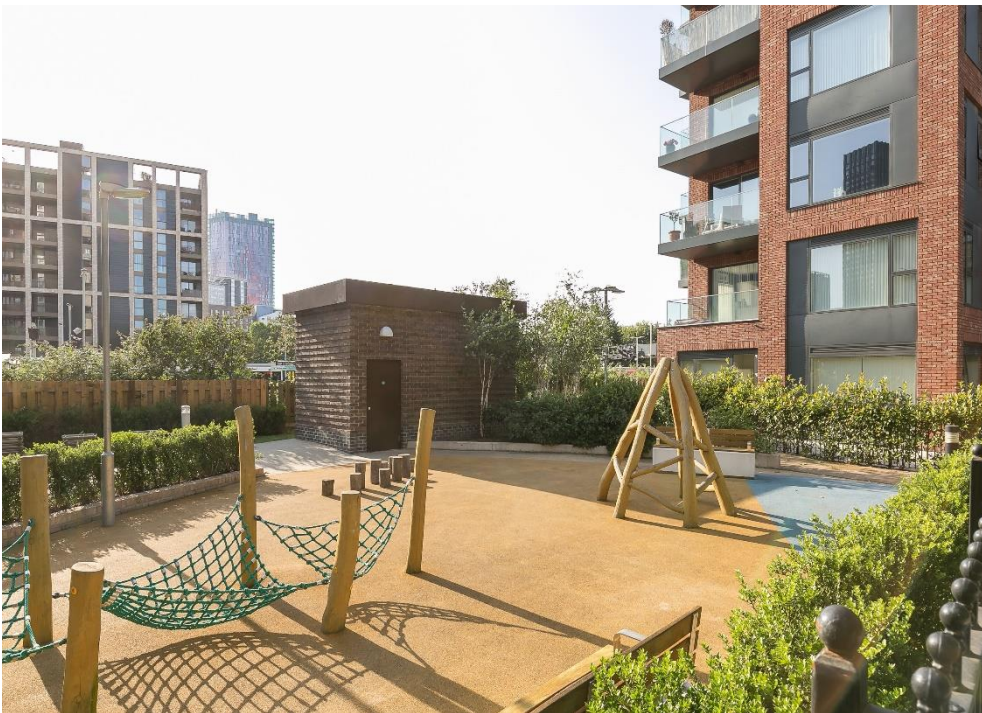
GUIDE PRICE £385,000





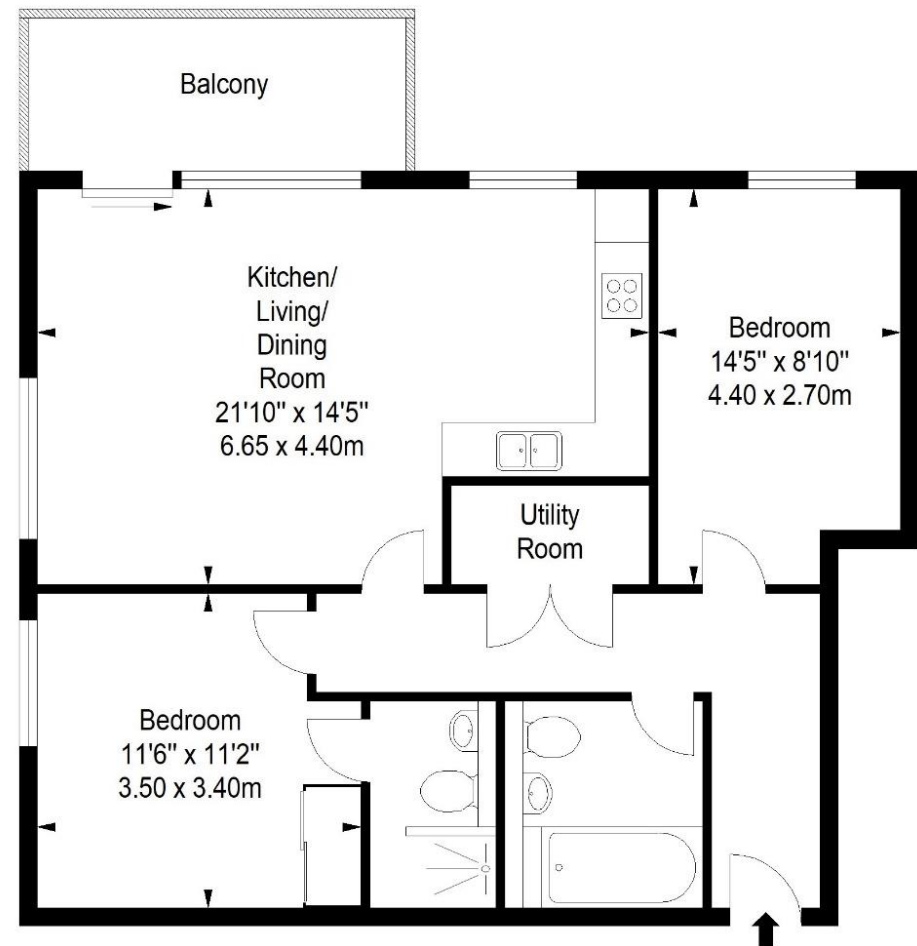






Amarelle Apartments

Approximate Gross Internal Area
786 sq ft / 73.02 sq m



Eleventh Floor

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 & TWO BATHROOMS
- ❖ ELEVENTH FLOOR APARTMENT (TOP FLOOR)
- ❖ PRIVATE BALCONY WITH FAR REACHING VIEWS
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ 786 SQFT (LARGER THAN AVERAGE)
- ❖ RESIDENTS GYMNASIUM & ON SITE CONCIERGE
- ❖ ECONOMICAL HEATING/COOLING SYSTEM
- ❖ ULTRA LONG LEASE
- ❖ SUPERBLY MAINTAINED & PRESENTED
- ❖ EPC EER B

**** Larger than average - 786 SQFT **** A superbly presented two double bedroom eleventh floor apartment (Top Floor) 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 (14 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

This bright & airy apartment enjoys a contemporary design throughout, it benefits from an on-site concierge, access to the resident's gymnasium, it has lift access, and there is an ultra-long lease with circa 989 years in balance. Additionally, there is ample storage, and the flat boasts a highly economical heating/cooling system. Externally, residents have access to secure cycle parking and there are parking bays available at an additional cost.

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 with shower over-bath, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 21'10 x 14'5 open plan kitchen/lounge/dining room featuring a contemporary kitchen with composite work surfaces and fitted white goods (Included). There is also a spacious balcony with far reaching views and an aspect that captures the afternoon and evening sunshine (enjoying beautiful sunsets). To the ground floor, there are also well-kept gardens for residents to use.

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		