

# FOLKLANDS



CANNING ROAD, EAST CROYDON

MONTHLY RENTAL OF £1,600

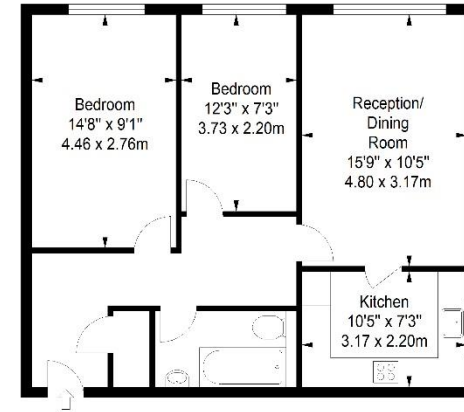






Tierney Court, CR0

Approximate Gross Internal Area  
634 sq ft / 58.93 sq m



Second Floor

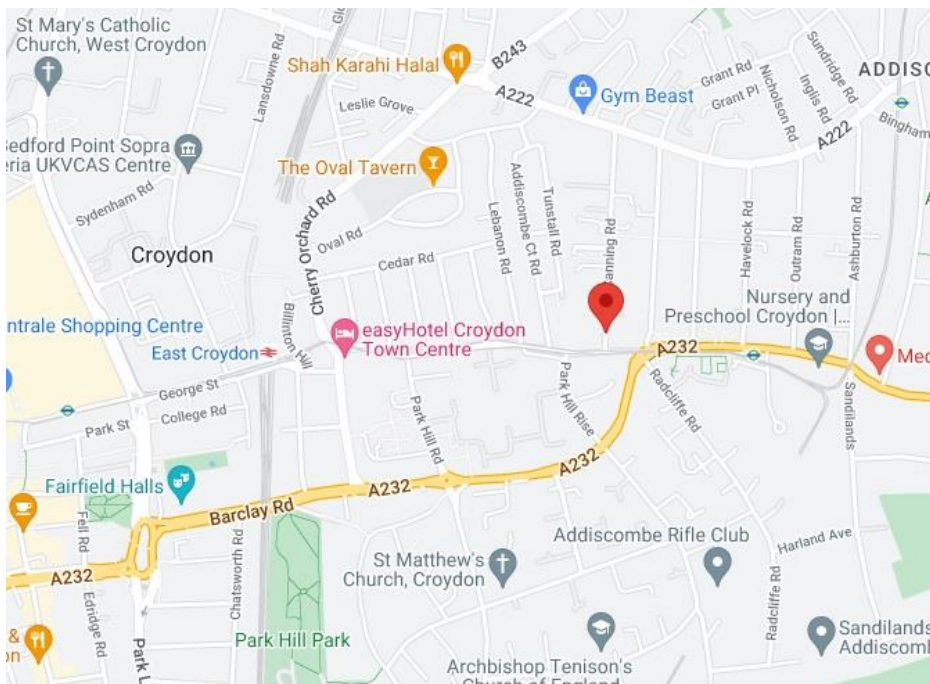
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ TWO BEDROOMS - TOP FLOOR FLAT
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ NEW FLOORING, DECOR AND BATHROOM
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ BRAND NEW KITCHEN APPLIANCES
- ❖ EPC EER C



**\*\* Available Immediately \*\* Unfurnished \*\*** A superbly presented two-bedroom top-floor apartment, situated within this highly desirable residential road, conveniently location only 0.4 miles from East Croydon train station and 0.2 miles from the local Tram stop.

This bright & spacious property has just undergone an extensive renovation, with new flooring, new décor, a beautifully appointed new bathroom suite, and brand-new kitchen appliances. It further benefits from being fully double glazed, it has gas central heating and there is off road parking for one car.

The accommodation comprises two bedrooms, a large hallway storage cupboard, a three-piece bathroom suite with thermostatic shower over-bath, a spacious lounge/ dining room, and a separate fitted kitchen.

Furthermore, this property sits nearby an abundance of local conveniences, it is a short walk to the open green spaces of both Lloyd Park & Park Hill Park and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex. We feel that this property would make the ideal home for a professional couple.

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