

FOLKLANDS



LESLIE PARK ROAD, EAST CROYDON
MONTHLY RENTAL OF £1,650



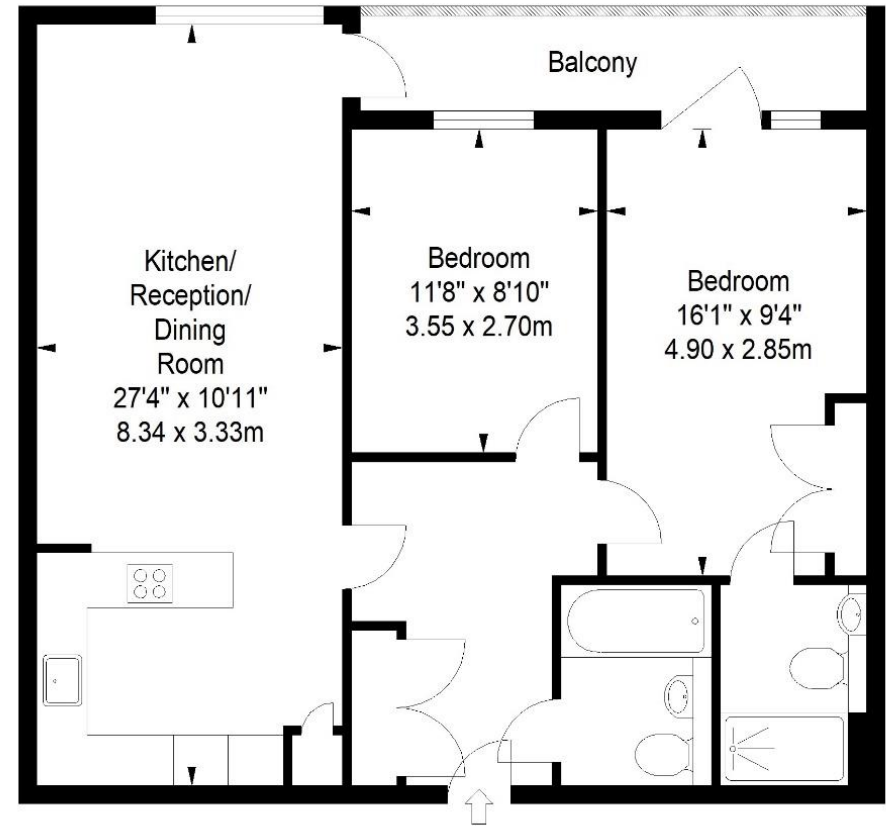






Innova Court, Croydon

Approximate Gross Internal Area
746 sq ft / 69.37 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

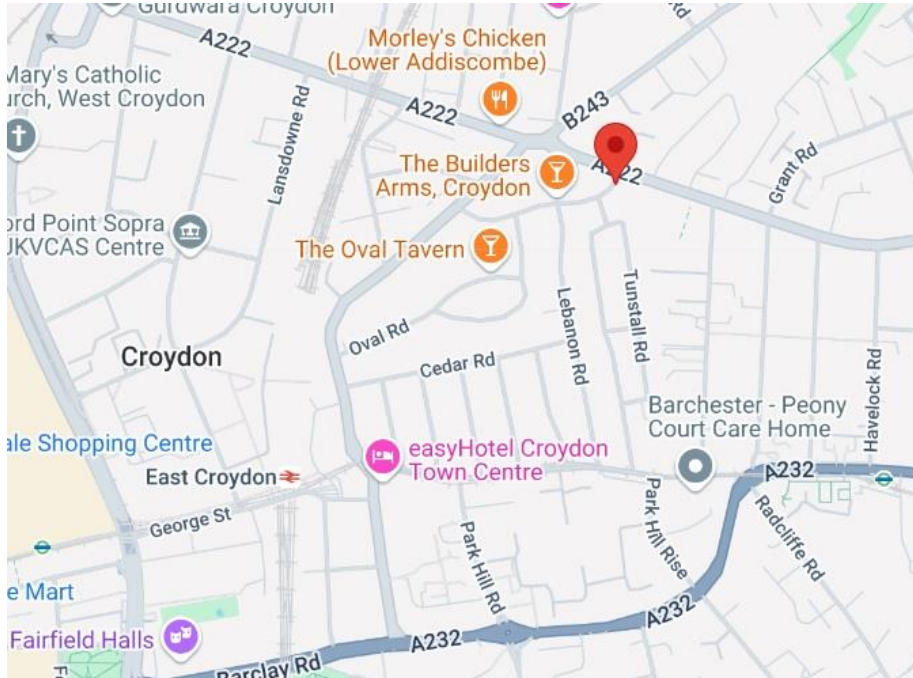
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ GATED OFF-STREET PARKING FOR ONE CAR
- ❖ TWO BATHROOMS
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ 746 SQFT OF FLOOR SPACE
- ❖ EPC EER B



**** Available Immediately ** Unfurnished **** A superbly presented two double bedroom first floor purpose-built apartment situated within this popular development, conveniently located only 0.2 miles from the local tram stop and half a mile from East Croydon train station.

Having been recently modernised, this spacious apartment boasts 746sqft of floor space, there is lift access and the property is well decorated throughout. This well insulated home has a high energy rating and has gas central heating. The property also boasts a gated parking space and it further benefits from having two bathroom suites.

The accommodation comprises a large double bedroom with en-suite shower room & fitted wardrobes, a further double bedroom, a three-piece bathroom suite, a stylish fully fitted kitchen, and an open plan lounge/ dining room with access to the southerly facing balcony.

Furthermore, this property sits moments from an array of local conveniences, it is less than 100m to the nearest bus stop and is a short distance to the shops, cafes & boutiques on Addiscombe high street.

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		