

FOLKLANDS

CHERRY ORCHARD ROAD, CROYDON
GUIDE PRICE £280,000



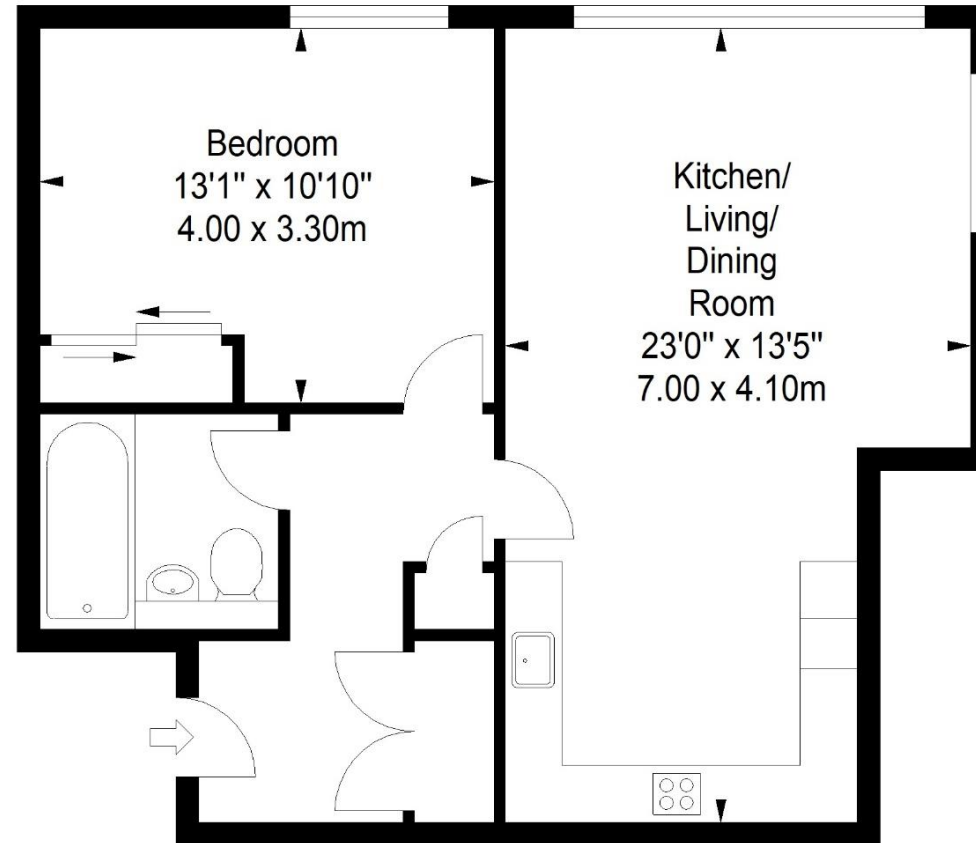




Rainier Apartments, East Croydon

Approximate Gross Internal Area

556 sq ft / 51.72 sq m



Fourth 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

- ❖ ONE DOUBLE BEDROOM
- ❖ FOURTH FLOOR APARTMENT
- ❖ BRIGHT SOUTH/WEST ASPECT
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ 556 SQFT
- ❖ RESIDENTS GYMNASIUM & ON SITE CONCIERGE
- ❖ ECONOMICAL HEATING/COOLING SYSTEM
- ❖ ULTRA LONG LEASE
- ❖ SUPERBLY MAINTAINED & PRESENTED
- ❖ EPC EER B



**** 556 SQFT ** South/ West Facing **** A superbly presented one double bedroom fourth floor apartment 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 to rent for £2,000pa (Or £2,700 for an Electric car bay).

The accommodation comprises a double bedroom with a large fitted wardrobe, 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, a further hallway cupboard, and a 23' x 13'5 open plan kitchen/living room featuring a contemporary kitchen with composite work surfaces and fitted appliances. To the ground floor, there are also well-kept gardens for residents to use.

Furthermore, this property sits within easy reach of the popular Boxbark complex and is 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		