

FOLKLANDS



WARHAM ROAD, SOUTH CROYDON

MONTHLY RENTAL OF £1,350



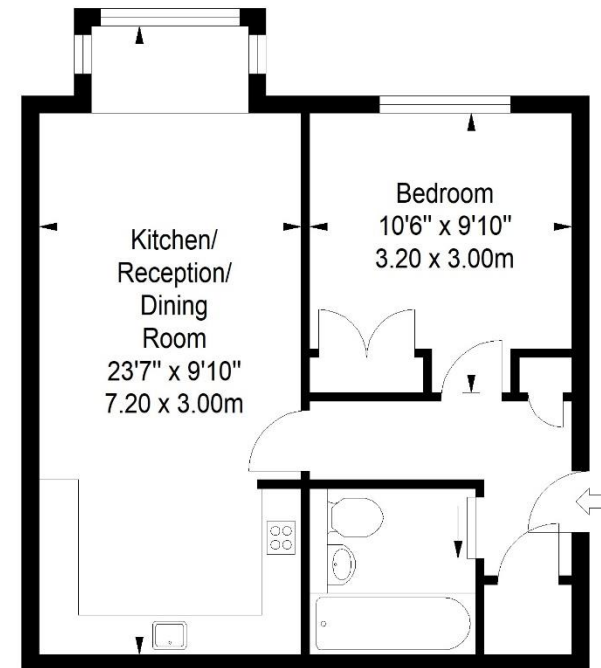




Lincoln Court

Approximate Gross Internal Area

426 sq ft / 39.62 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
- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ GATED OFF ROAD PARKING SPACE
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ NEWLY REFURBISHED THROUGHOUT
- ❖ STYLISH DESIGN
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ EPC EER D



**** Available Immediately ** Unfurnished ** Newly Renovated **** A superbly presented one double bedroom first floor apartment situated within this popular location, conveniently positioned only 0.3 miles from South Croydon train station and moments away from several local bus routes.

This stylish property is fully double glazed, has new electric radiators, and boasts gated off-road parking for one car. There is a hard floor throughout, a fully fitted kitchen with appliances included and ample storage space.

The accommodation comprises one double bedroom with a floor-to-ceiling fitted wardrobe, ample hallway storage, a stylish three-piece bathroom suite with shower over bath and a 23' kitchen/ living room with a bay-window & contemporary fitted kitchen.

Furthermore, this property sits nearby an abundance of local amenities, it is a short walk from the open green spaces of Purley Way Playing Fields and is less than one mile from Croydon town centre with its plethora of shops, cafes & restaurants.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |