

FOLKLANDS

SCARBROOK ROAD, CROYDON
GUIDE PRICE £235,000



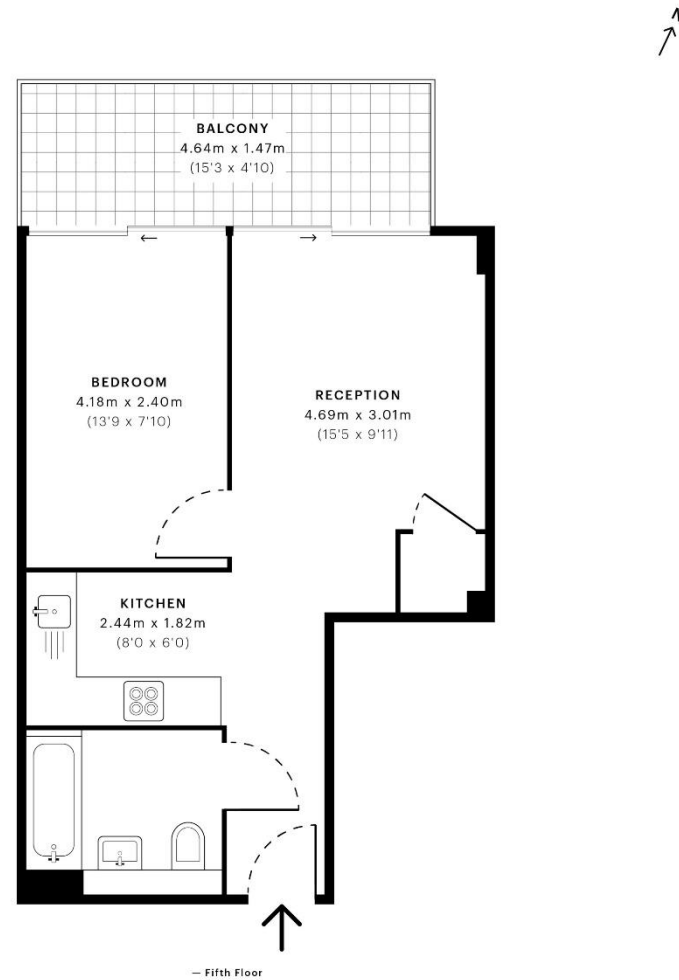












GROSS INTERNAL AREA (GIA)
The finished area of the property.
37.33 sqm / 401.82 sqft

NET INTERNAL AREA (NIA)
Excludes walls, and external features.
Excludes any internal structural voids (e.g. stairs).
36.16 sqm / 389.22 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, overhangs etc.
6.79 sqm / 73.09 sqft

RESTRICTED HEAD HEIGHT
Limited void areas under 1.9m.
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and gables are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

PHS 3D REFERENCE: 43.12 sqm / 464.14 sqft
PHS 2D REFERENCE: 43.12 sqm / 464.14 sqft

SPEC ID: 563cc06771adfb00dd3eccc31

- ❖ ONE DOUBLE BEDROOM APARTMENT
- ❖ TOP FLOOR WITH LIFT ACCESS
- ❖ LARGE PRIVATE BALCONY
- ❖ CHAIN FREE
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ MOMENTS FROM LOCAL CONVENIENCES
- ❖ EPC EER D



**** Chain Free ** Large Balcony ** Top Floor **** A superbly presented one double bedroom top floor flat situated within this modern apartment block, conveniently located only 0.2 miles from the local tram stop and 0.5 miles from East Croydon train station.

This bright and spacious property enjoys an excellent specification throughout, has integrated appliances, hard-wood flooring throughout the living spaces, and benefits from lift access. With far reaching views, this property also benefits from a 15'3 private balcony, accessible from both the bedroom and the living room. The property also features an ultra-long lease with circa 990 years in balance.

The accommodation comprises one double bedroom, a separate fitted kitchen with contemporary units & granite work surfaces, a spacious lounge/dining room, and a stylish bathroom suite with shower over bath.

Furthermore, the property sits moments from the famous Surrey Street Market, a wide range of shops, bars & restaurants, the local Vue cinema and a number of local Gyms. In our opinion this property would make an excellent first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		