

FOLKLANDS



CHERRY ORCHARD ROAD, EAST CROYDON

GUIDE PRICE £325,000

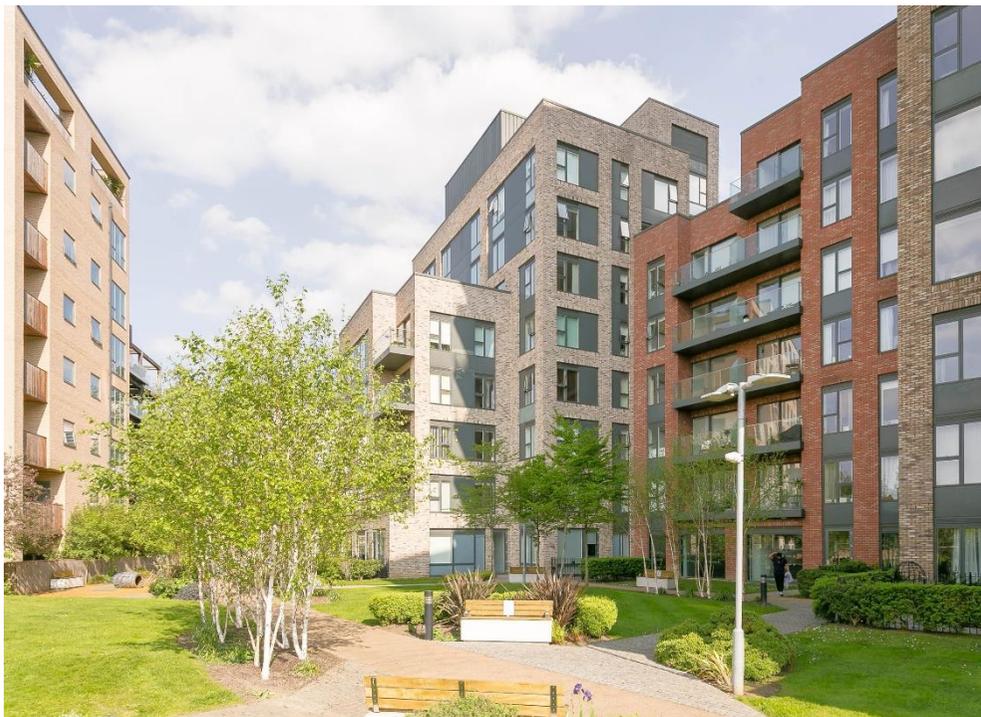








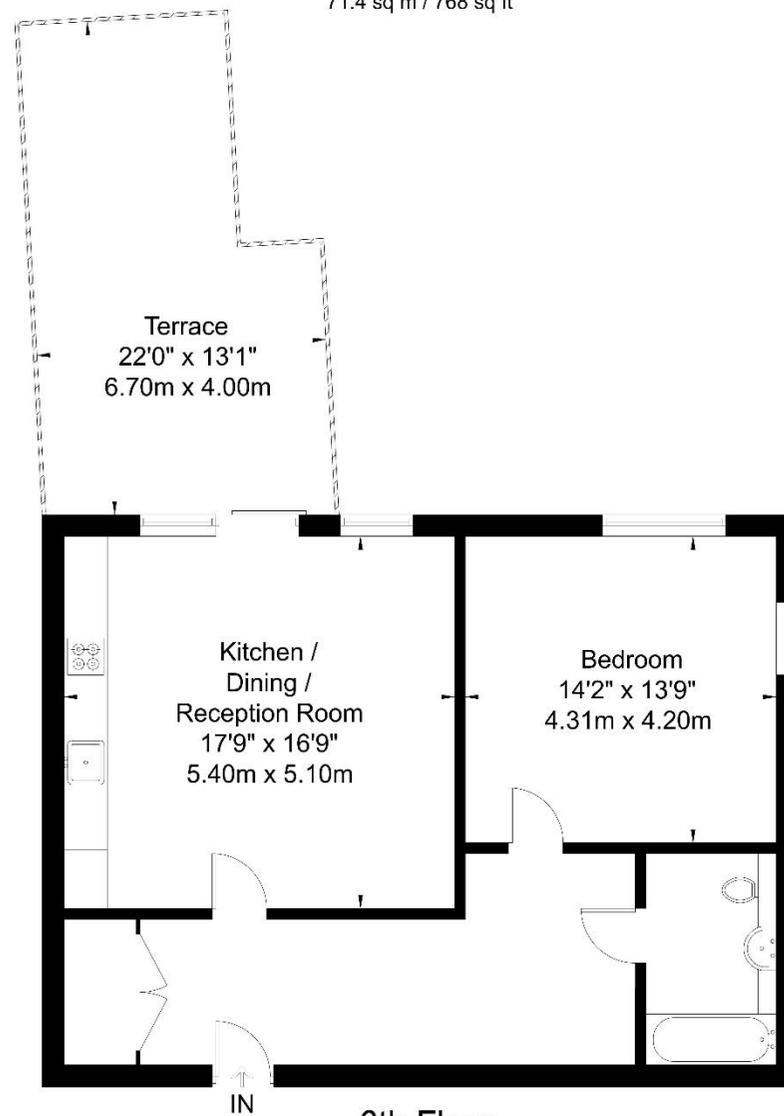




Maraschino Apartments

Approximate Gross Internal Area

71.4 sq m / 768 sq ft



6th Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENT 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

- ❖ ONE DOUBLE BEDROOM
- ❖ 6TH FLOOR APARTMENT
- ❖ 22' X 13' PRIVATE ROOF TERRACE
- ❖ EXCEPTIONALLY SPACIOUS WITH 768 SQFT OF FLOOR SPACE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ ECONOMICAL DISTRICT HEATING SYSTEM
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ ON SITE CONCIERGE & RESIDENTS GYMNASIUM
- ❖ ULTRA LONG LEASE
- ❖ EPC EER B

**** Exceptionally Spacious - 768 SQFT ** Chain Free ** Large Private Roof Terrace **** A superbly presented one double bedroom sixth floor apartment situated in one of Croydon's most prestigious developments, 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 (29 mins), and Gatwick Airport (15 mins).

Offered to the market with no onward chain, this bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the resident's gymnasium, has lift access, an ultra-long lease, ample storage and boasts an economical district heating system.

The accommodation comprises a generous entrance hall with large utility cupboard, a luxury bathroom suite with shower over-bath, a 14'2 x 13'9 dual aspect double bedroom and a 17'9 x 16'9 open plan kitchen/living room featuring contemporary fitted kitchen with integrated appliances. Externally, there is a large private roof terrace which enjoys far reaching views and has the perfect aspect to enjoy the afternoon sunshine and beautiful sunsets.

Furthermore, this property sits within an easy reach of the popular Boxpark 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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		