

# FOLKLANDS



ASHBURTON ROAD, CROYDON

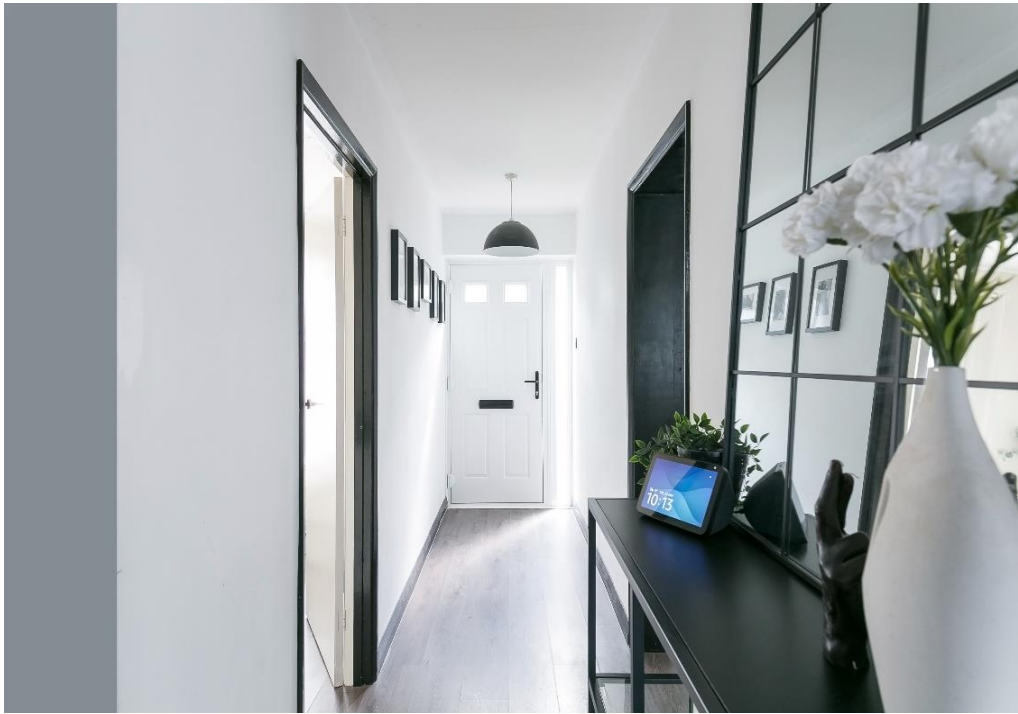
GUIDE PRICE £350,000























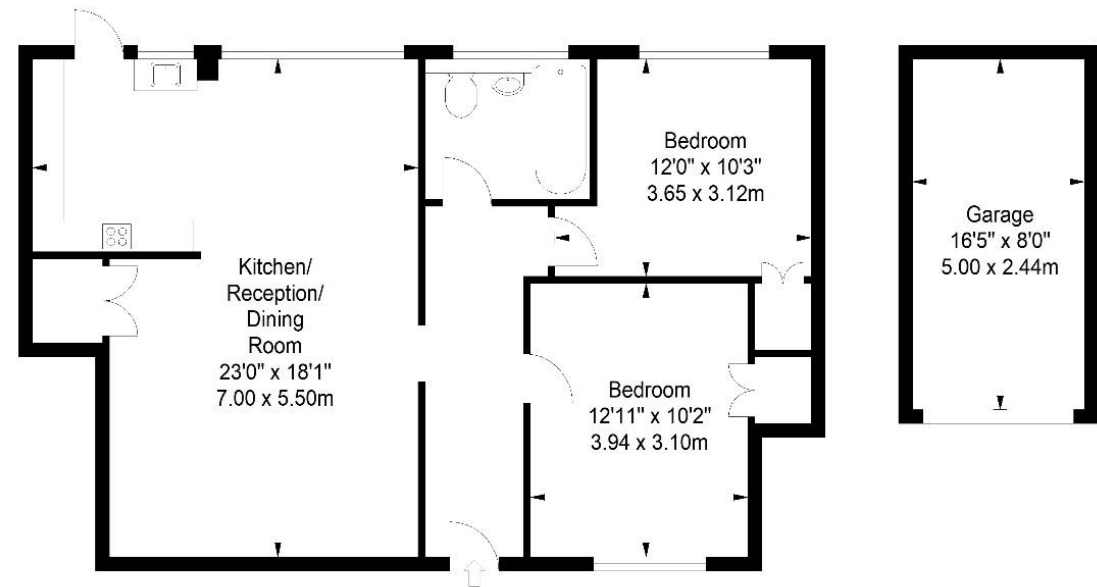


## Edgecumbe Court

Approximate Gross Internal Area

794 sq ft / 73.76 sq m

(Excluding Garage)



Ground 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



- ❖ TWO DOUBLE BEDROOM MAISONETTE
- ❖ GROUND FLOOR WITH GARDEN ACCESS
- ❖ ALLOCATED PARKING SPACE & PRIVATE GARAGE
- ❖ LARGE COMMUNAL GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ PRIVATE ENTRANCE & EXCELLENT STORAGE
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM ADDISCOMBE TRAM STOP
- ❖ LOW SERVICE CHARGE & ZERO GROUND RENT
- ❖ EPC EER E



A superbly presented two double bedroom ground floor purpose-built maisonette, situated within this popular tree-lined residential road, conveniently located only 0.2 miles from Addiscombe Tram stop & 0.8 miles from East Croydon train station.

This bright & spacious property has been tastefully renovated by the present owners and features a private entrance, direct access onto the large communal garden, an allocated off-road parking space and a private garage. Additionally, the property comes with a share of freehold and there is a low service charge of circa £60pcm; along with zero ground rent.

The accommodation comprises a spacious entrance hallway, two double bedrooms (Each with a large fitted wardrobe cupboard), a stylish family bathroom suite with shower over-bath and a 23' x 18' kitchen/lounge/dining room with a further fitted cupboard and contemporary kitchen.

Furthermore, this property sits moments away from the plethora of shops, cafes and supermarkets on Addiscombe High Street, and it is a short walk away from several local parks, including the highly popular Lloyd Park. 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		
39-54	E	51 E	65 D
21-38	F		
1-20	G		