

FOLKLANDS



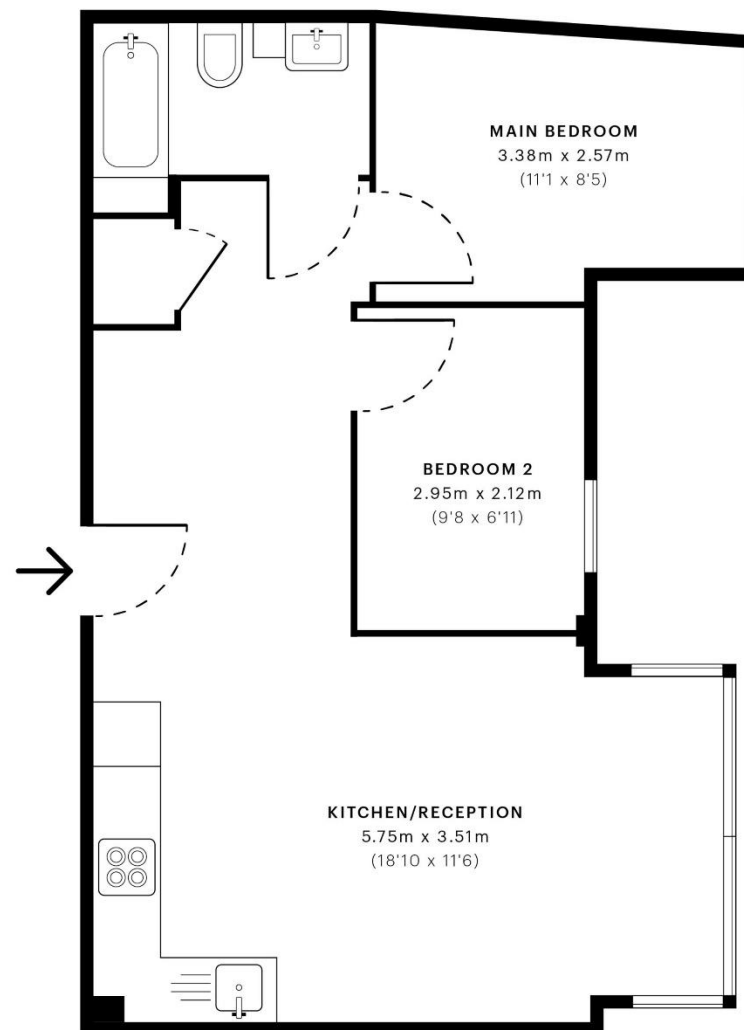
SCARBROOK ROAD, CENTRAL CROYDON

GUIDE PRICE £265,000









— Second Floor

- ❖ TWO BEDROOM APARTMENT
- ❖ SECOND FLOOR WITH LIFT ACCESS
- ❖ CHAIN FREE
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ WELL PRESENTED THROUGHOUT
- ❖ MOMENTS FROM LOCAL CONVENIENCES
- ❖ SPACIOUS LIVING AREA
- ❖ ULTRA LONG LEASE WITH CIRCA 990 YEARS IN BALANCE
- ❖ EPC EER D



A superbly presented two-bedroom second 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 in the living room & bedrooms, and benefits from lift access.

The accommodation comprises two bedrooms, a large open-plan kitchen/reception room with contemporary units & granite work surfaces, 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.

