

FOLKLANDS



CLEMENT CLOSE, PURLEY

GUIDE PRICE £235,000





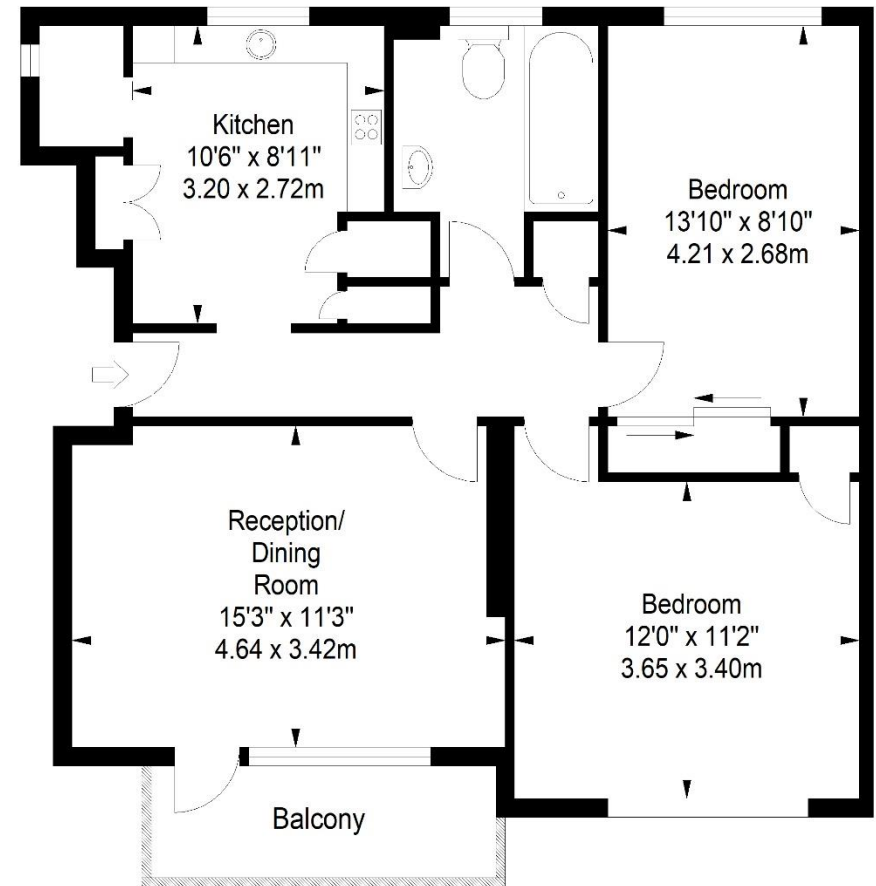


Clement Close



Approximate Gross Internal Area

714 sq ft / 66.34 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

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR FLAT (TOP FLOOR)
- ❖ EXTENDED LEASE WITH CIRCA 175 YEARS REMAINING
- ❖ LOW SERVICE CHARGE & GROUND RENT
- ❖ 714 SQFT OF FLOOR SPACE
- ❖ AMPLE FITTED STORAGE
- ❖ QUIET CUL-DE-SAC SETTING
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ EPC F EER D



**** Chain Free ** Extended Lease ** Low Service Charge & Ground Rent **** A smartly presented two double bedroom first floor (top floor) purpose-built apartment situated within this quiet cul-de-sac setting in a leafy part of Purley, conveniently positioned between both Purley & Coulsdon town centres; with their plethora of shops, cafes & restaurants.

This bright & spacious property is offered chain free and will benefit from a newly extended lease with circa 175 years remaining. The property also benefits from a low service charge, nominal ground rent and features double glazing & gas central heating throughout.

The accommodation comprises two double bedrooms (each with fitted wardrobe cupboards), a spacious lounge/ dining room with access onto the private balcony, a three-piece bathroom suite and a separate kitchen with excellent built-in storage.

Furthermore, this property sits nearby to the local parade of shops, is moments from the 312 Bus route which serves Purley, South Croydon & East Croydon stations, and is nestled between local woodland, golf courses and parkland.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	63 D
39-54	E		
21-38	F		
1-20	G		