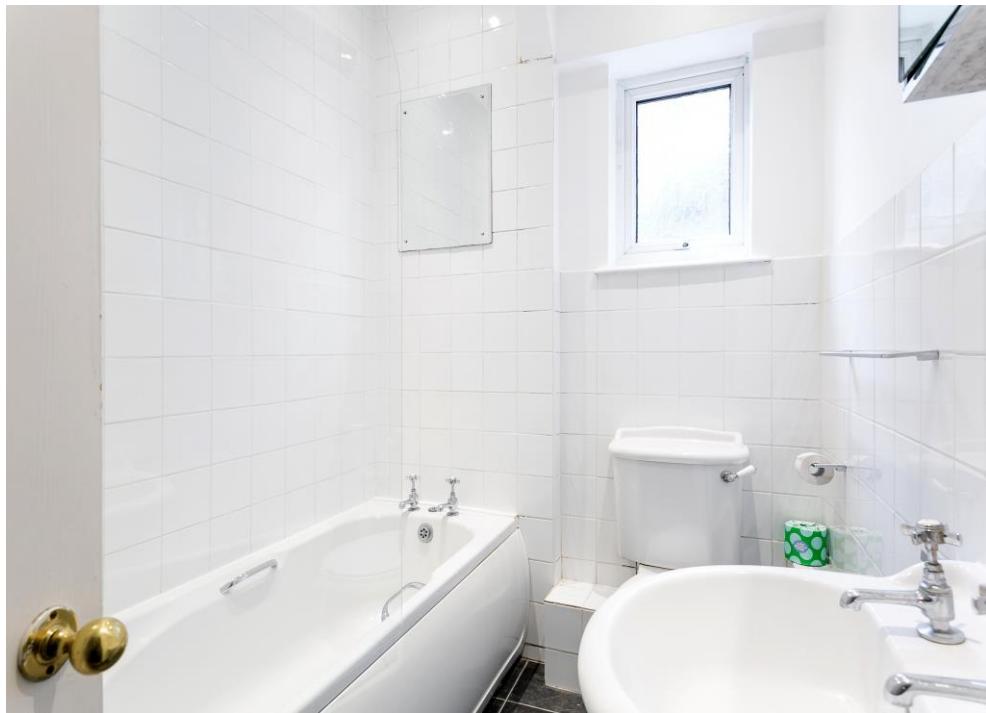
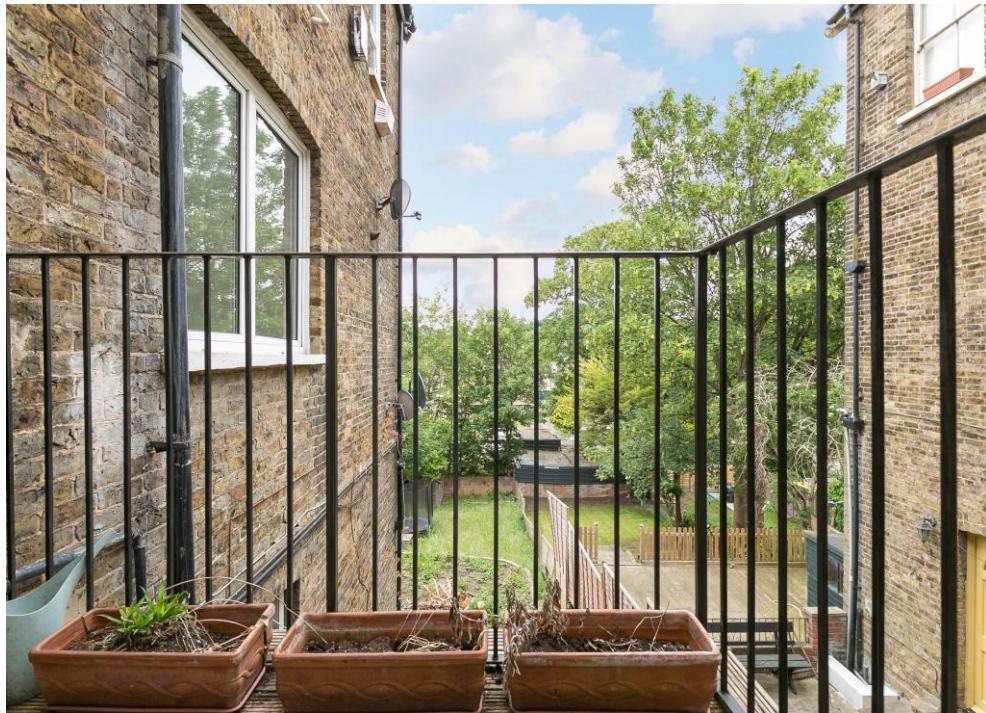


FOLKLANDS



AVONDALE ROAD, SOUTH CROYDON
GUIDE PRICE £280,000





Avondale Road

Approximate Gross Internal Area
767 sq ft / 71.25 sq m

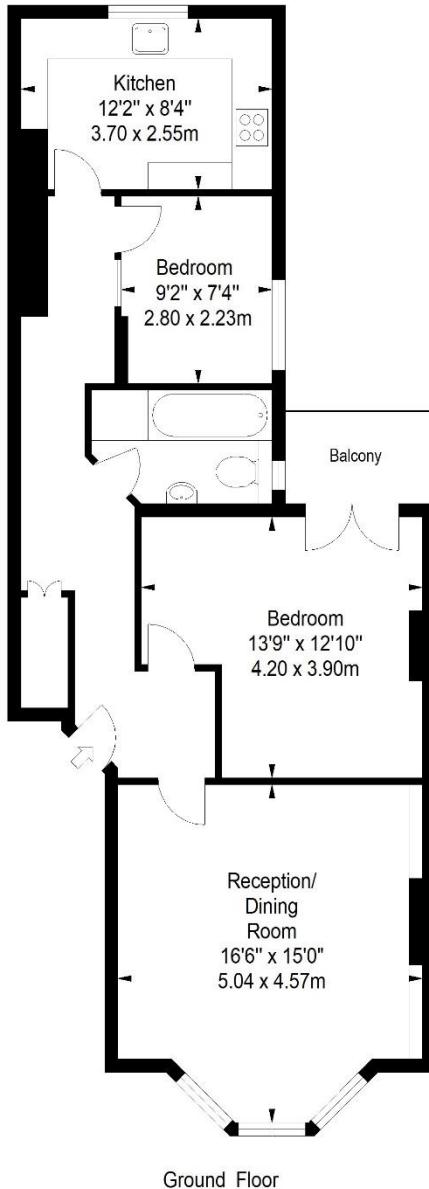


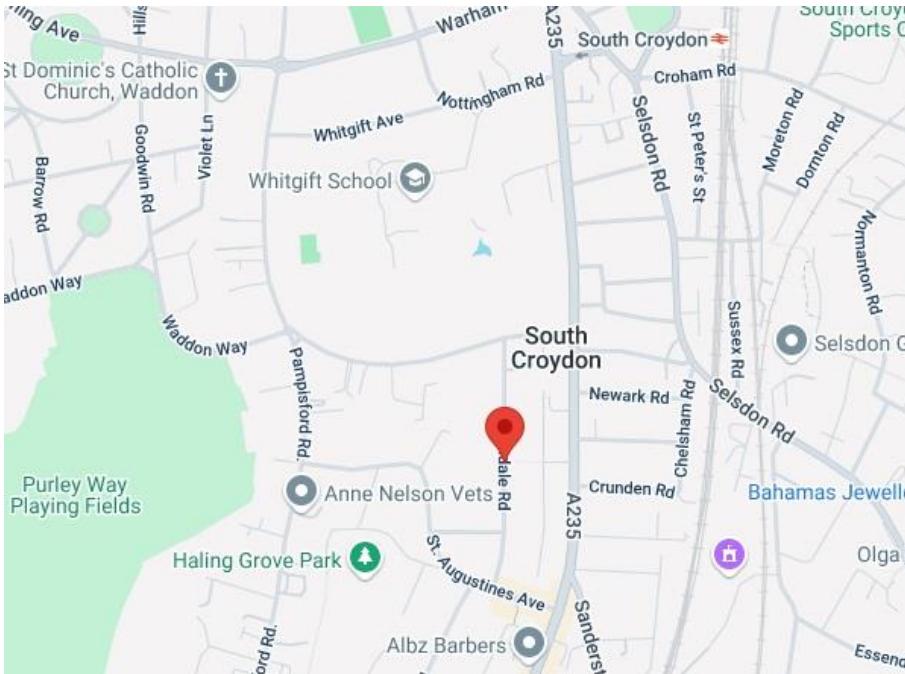
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOM CONVERSION FLAT
- ❖ GROUND FLOOR WITH BALCONY
- ❖ LARGE COMMUNAL LAWN
- ❖ SHARE OF FREEHOLD
- ❖ LARGE LIVING ROOM & SEPARATE KITCHEN
- ❖ HIGH CEILINGS
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER



** Chain Free ** Share of Freehold ** A neat & tidy two-bedroom ground floor conversion flat, situated in this popular residential road, conveniently located 0.5 miles from South Croydon train station & 0.6 miles from Sanderstead train station.

This bright & airy property enjoys high ceilings, is fully double glazed and has gas central heating. There is a share of freehold and a favourable arrangement where the three property owners self-manage the building. Currently, there are no fixed service charges, there is no ground rent, and the buildings insurance is split three ways each year.

The accommodation comprises two bedrooms, a private balcony, a large bay-fronted lounge/ dining room, ample understairs storage and a separate kitchen. Externally, there is a large shared lawned garden to the rear. Furthermore, this property sits moments from the open green spaces of Haling Grove Park and is a short walk from a wide range of local convenience stores, cafes and restaurants.

The property is also conveniently positioned equidistant between both Purley & Croydon town centres. In our opinion, this property would make an excellent first-time-buy or long-term investment.

