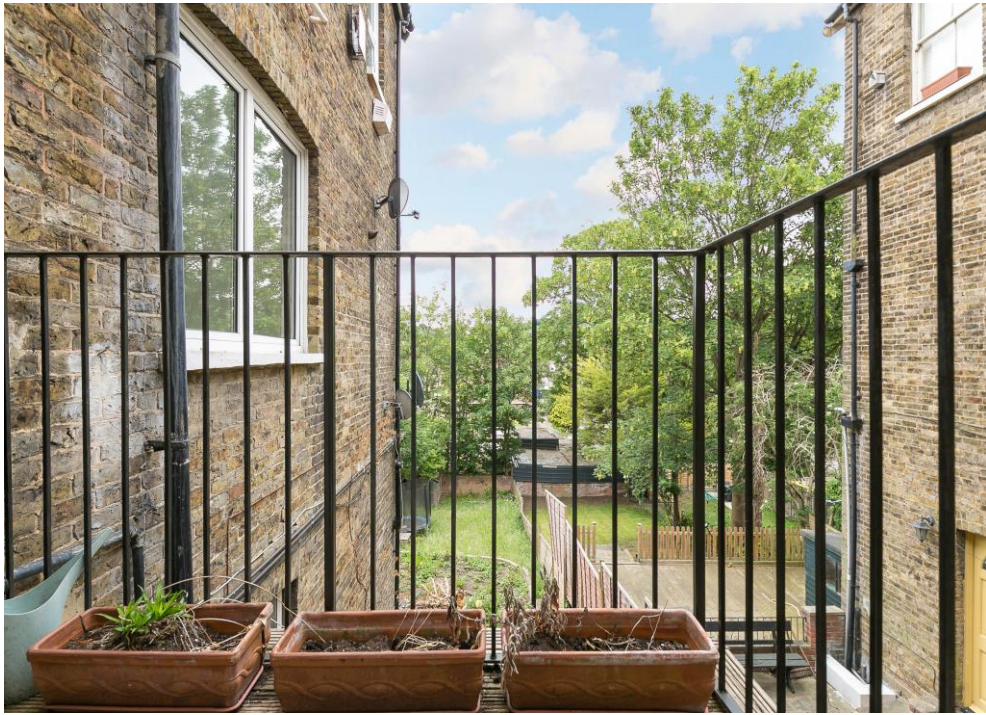




AVONDALE ROAD, SOUTH CROYDON

GUIDE PRICE £280,000

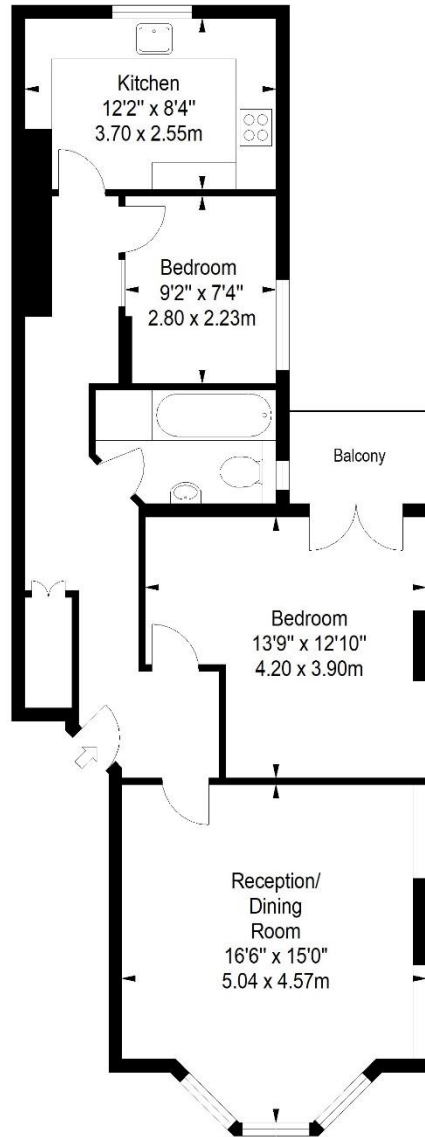




Avondale Road

Approximate Gross Internal Area

767 sq ft / 71.25 sq m



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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		