

FOLKLANDS



TAVISTOCK ROAD, CENTRAL CROYDON

GUIDE PRICE £360,000







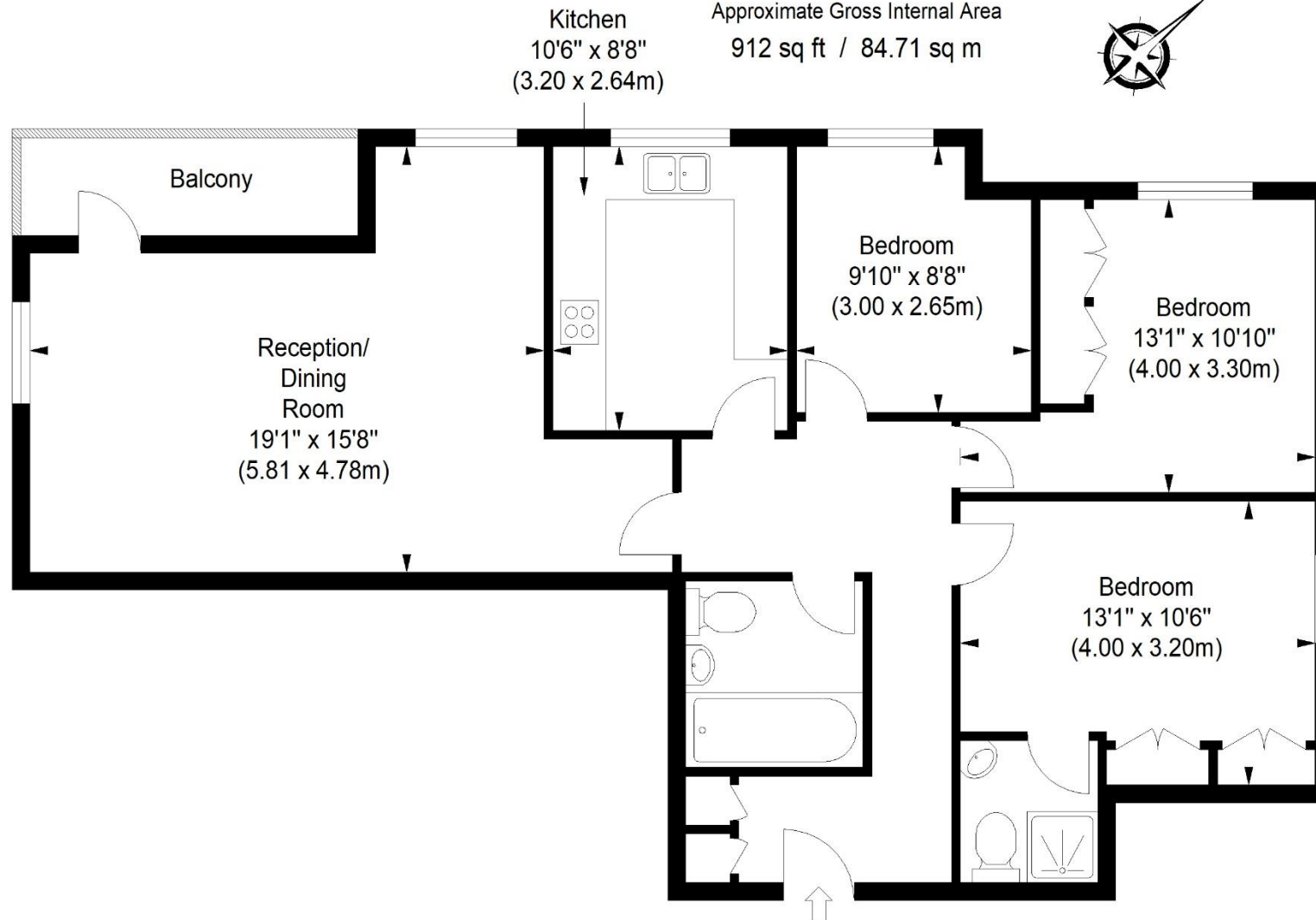






Tavistock Road, CR0

Approximate Gross Internal Area
912 sq ft / 84.71 sq m



Third 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

- ❖ THREE BEDROOM APARTMENT
- ❖ 912 SQFT - THIRD FLOOR
- ❖ CHAIN FREE
- ❖ TWO UNDERGROUND PARKING SPACES
- ❖ POPULAR GATED DEVELOPMENT
- ❖ 0.3 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ TWO BATHROOMS
- ❖ EXCELLENT FITTED STORAGE
- ❖ EPC EER C



**** Chain Free ** Two Underground Parking Spaces **** A large three-bedroom third floor apartment situated within this popular gated development, conveniently located in central Croydon; and favourably positioned only 0.3 miles from West Croydon train station & 0.4 miles from East Croydon train station.

This bright & spacious apartment boasts 912 SQFT of floor space, has excellent fitted storage, is fully double glazed and features gas central heating via a New Combi Boiler. Externally, there are well tended communal grounds, and the property has two allocated underground parking spaces.

The accommodation comprises three bedrooms (two with fitted wardrobe cupboards), a spacious entrance hallway with fitted cupboards, an en-suite shower room, a further three-piece family bathroom suite, a separate fitted kitchen and a large lounge/dining room with direct access onto the balcony.

Furthermore, this property sits moments away from a wide range of local conveniences, such as supermarkets, local cafes, and Croydon's extensive range of high street shops; not to mention the highly acclaimed Boxpark complex & several local gyms.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		