



# FOLKLANDS

SOUTH PARK HILL ROAD, SOUTH CROYDON

GUIDE PRICE £250,000





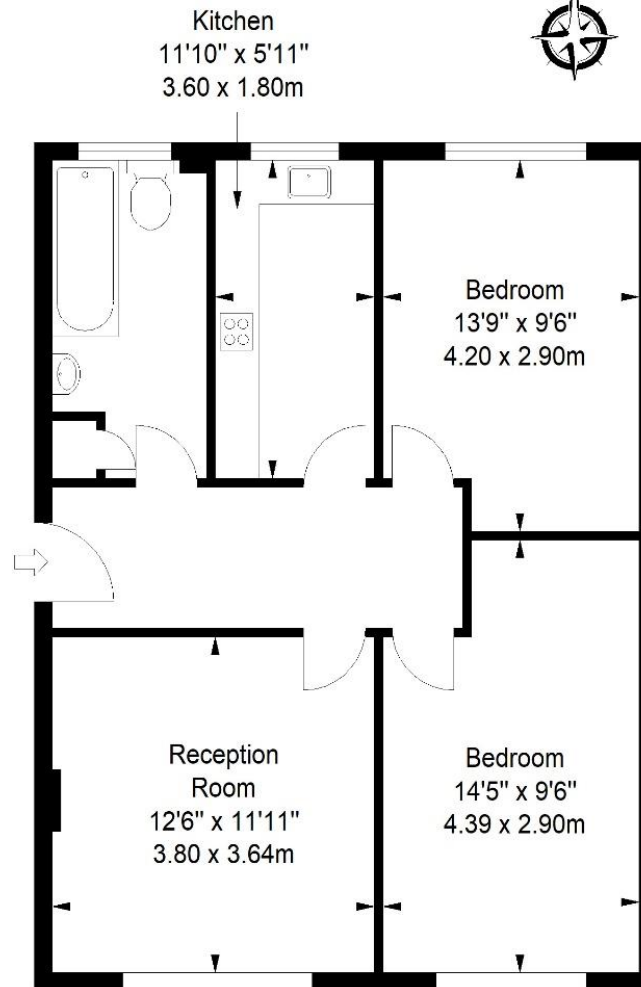






## Wenderholme Court

Approximate Gross Internal Area  
658 sq ft / 61.18 sq m



Ground Floor

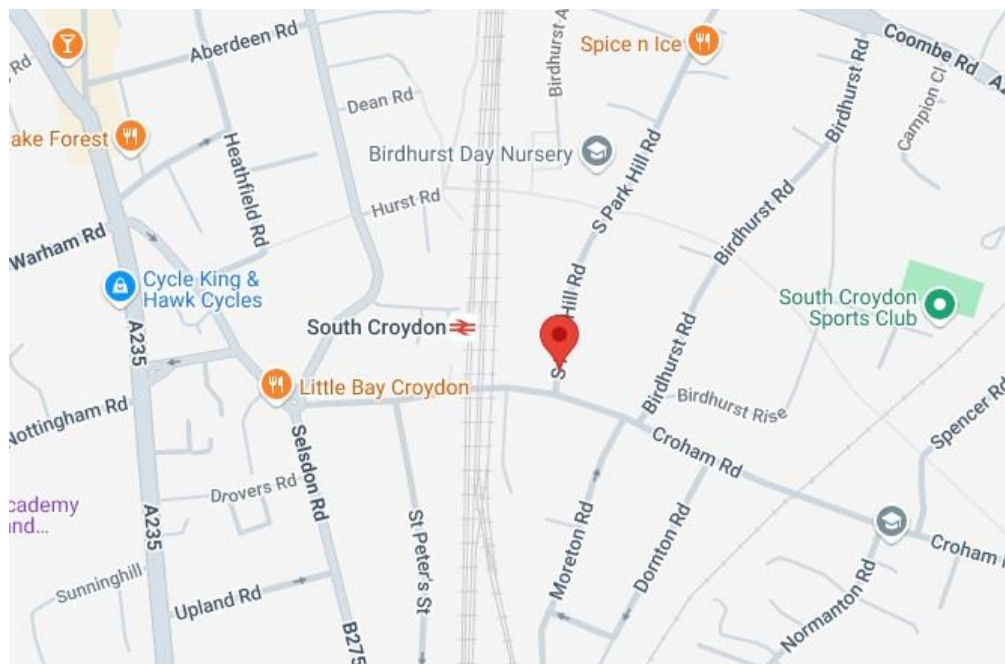
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 DOUBLE BEDROOM - GROUND FLOOR APARTMENT
- ❖ CHAIN FREE - NEATLY PRESENTED THROUGHOUT
- ❖ ALLOCATED PARKING SPACE
- ❖ MOMENTS FROM SOUTH CROYDON TRAIN STATION
- ❖ EXTENDED LEASE WITH CIRCA 150 YEARS
- ❖ 658 SQFT
- ❖ FULLY DOUBLE GLAZED
- ❖ GAS CENTRAL HEATING
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER C



**\*\* A spacious flat right next to South Croydon train station \*\***  
**Chain Free \*\* 658 SQFT \*\* Allocated Parking Space \*\***  
 A well-presented two double bedroom ground floor apartment, situated within this popular development, conveniently located moments from South Croydon train station and nearby an abundance of local amenities.

This bright & spacious property enjoys good décor throughout, has gas central heating, is fully double glazed and boasts an allocated parking space. Additionally, the property comes with an extended lease with circa 150 years in balance.

The accommodation comprises two well-proportioned double bedrooms, a white bathroom suite with shower over-bath & a handy cupboard, a separate fitted kitchen with good storage, and a 12'6 x 11'11 reception room.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of Croydon's famous restaurant quarter and is walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. 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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		