

FOLKLANDS



BIRDHURST ROAD, SOUTH CROYDON

GUIDE PRICE £210,000











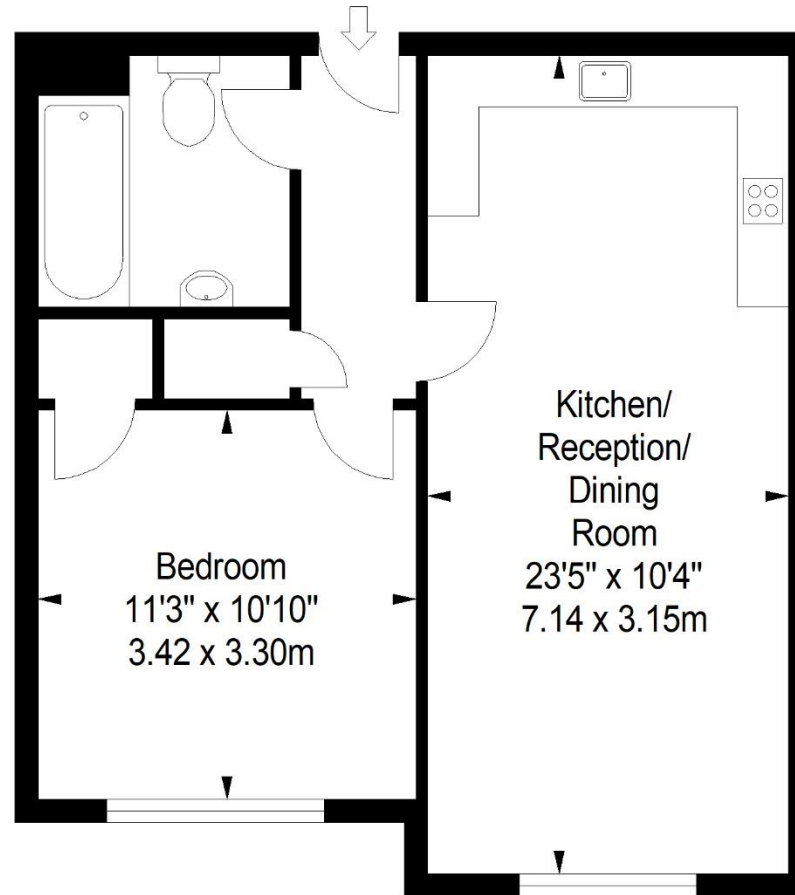




Birdhurst Road



Approximate Gross Internal Area
480 sq ft / 44.62 sq m



Ground Floor

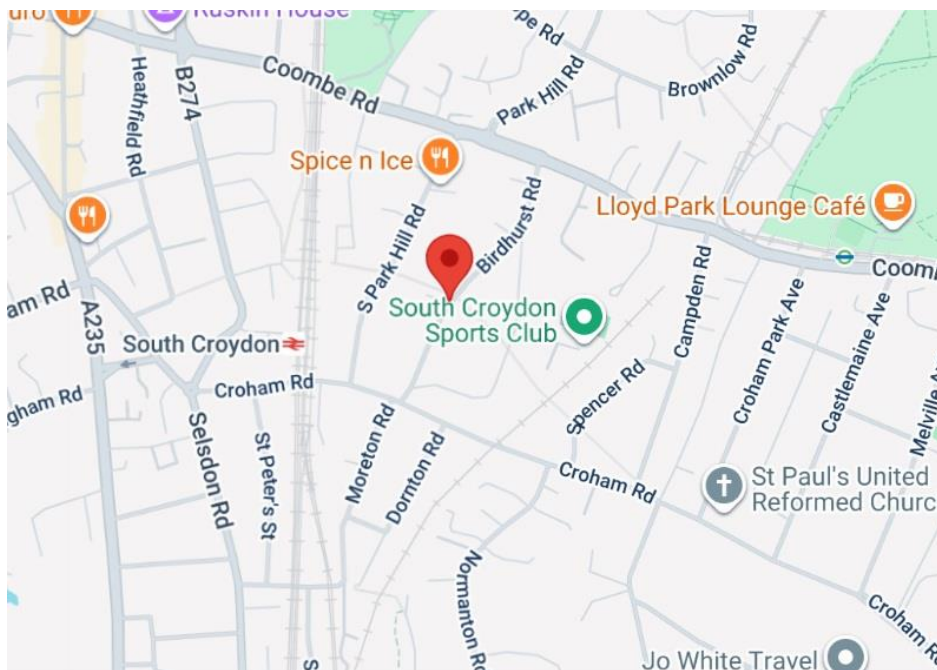
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR PURPOSE BUILT FLAT
- ❖ SHARE OF FREEHOLD & ULTRA LONG LEASE
- ❖ ALLOCATED OFF-ROAD PARKING BAY
- ❖ WELL PRESENTED THROUGHOUT
- ❖ GAS CENTRAL HEATING
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM LLOYD PARK TRAM STOP
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ EPC EER C



**** Chain Free **** A well-presented one double bedroom ground floor purpose built flat, situated within this highly desirable residential road, conveniently located only 0.2 miles from South Croydon train station & 0.4 miles from Lloyd Park Tram stop.

Having been fully re-decorated throughout, this bright & spacious property boasts new carpets, it is fully double glazed and has gas central heating. Additionally, the property comes with a share of freehold, has an ultra-long lease in excess of 900 years and offers an allocated off-road parking bay.

The accommodation comprises one double bedroom with a built-in cupboard, a smart three-piece bathroom suite with shower over-bath, hallway storage and a 23'5 open-plan kitchen/ reception room with a modern fitted kitchen.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods, and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. An early appointment to view is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		