

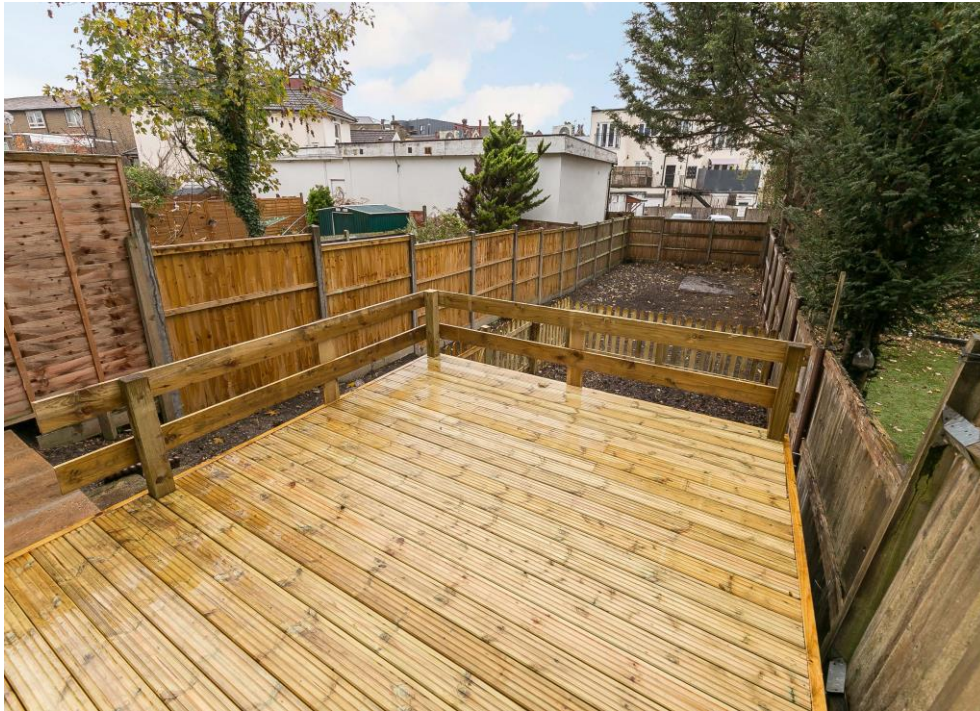
FOLKLANDS

HEATHFIELD ROAD, SOUTH CROYDON
GUIDE PRICE £275,000





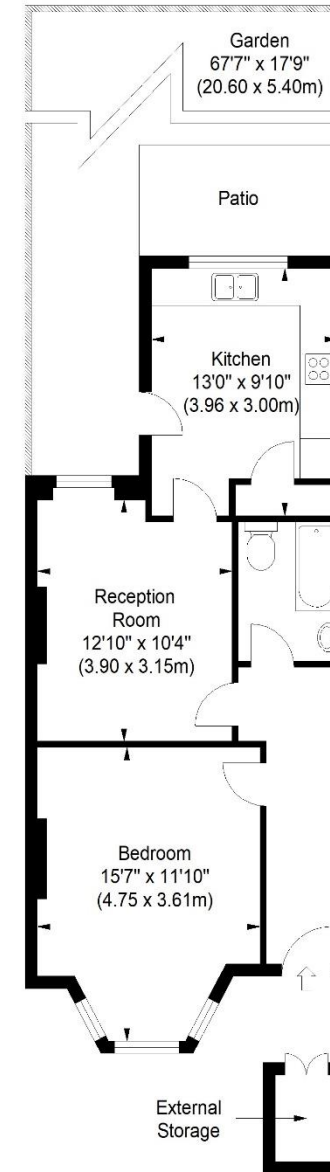




Heathfield Road

Approximate Gross Internal Area

543 sq ft / 50.43 sq m



Ground Floor

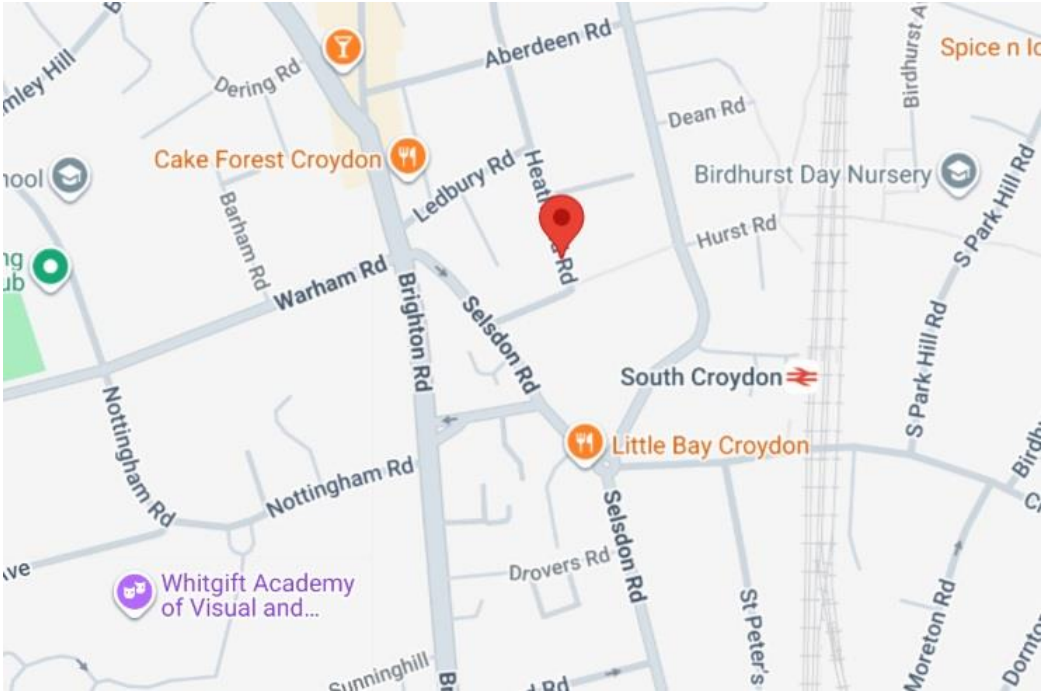
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ GARDEN FLAT
- ❖ SHARE OF FREEHOLD & ULTRA LONG LEASE
- ❖ PRIVATE TERRACE & GARDEN
- ❖ NEWLY RENOVATED THROUGHOUT
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ LOW SERVICE CHARGE & ZERO GROUND RENT
- ❖ CHAIN FREE
- ❖ EPC EER C



A beautifully refurbished one double bedroom lower ground floor garden flat situated in this quiet residential road, conveniently located only 0.2 miles from South Croydon train station and nearby several local bus routes.

Having undergone a full redevelopment project, this bright & airy garden flat benefits from a private entrance, newly installed gas central heating system (Combi-Boiler), a full re-wire and brand new double glazing throughout. Additionally, the property boasts a private terrace & garden area, it comes with a share-of-freehold & an ultra-long lease.

The accommodation comprises a large bay-fronted double bedroom, a reception room, a stylish three-piece bathroom suite with shower over-bath and a contemporary 13' fitted kitchen with door leading out to the rear garden.

Furthermore, this property sits nearby the abundance of shops, cafes and restaurants in South Croydon and is a short walk from the open green spaces of Park Hill Park. We feel that this property will make a great first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A	69 C	79 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		