

# FOLKLANDS



NORMANTON ROAD, SOUTH CROYDON

GUIDE PRICE £240,000

























## Normanton Road

Approximate Gross Internal Area

516 sq ft / 47.90 sq m

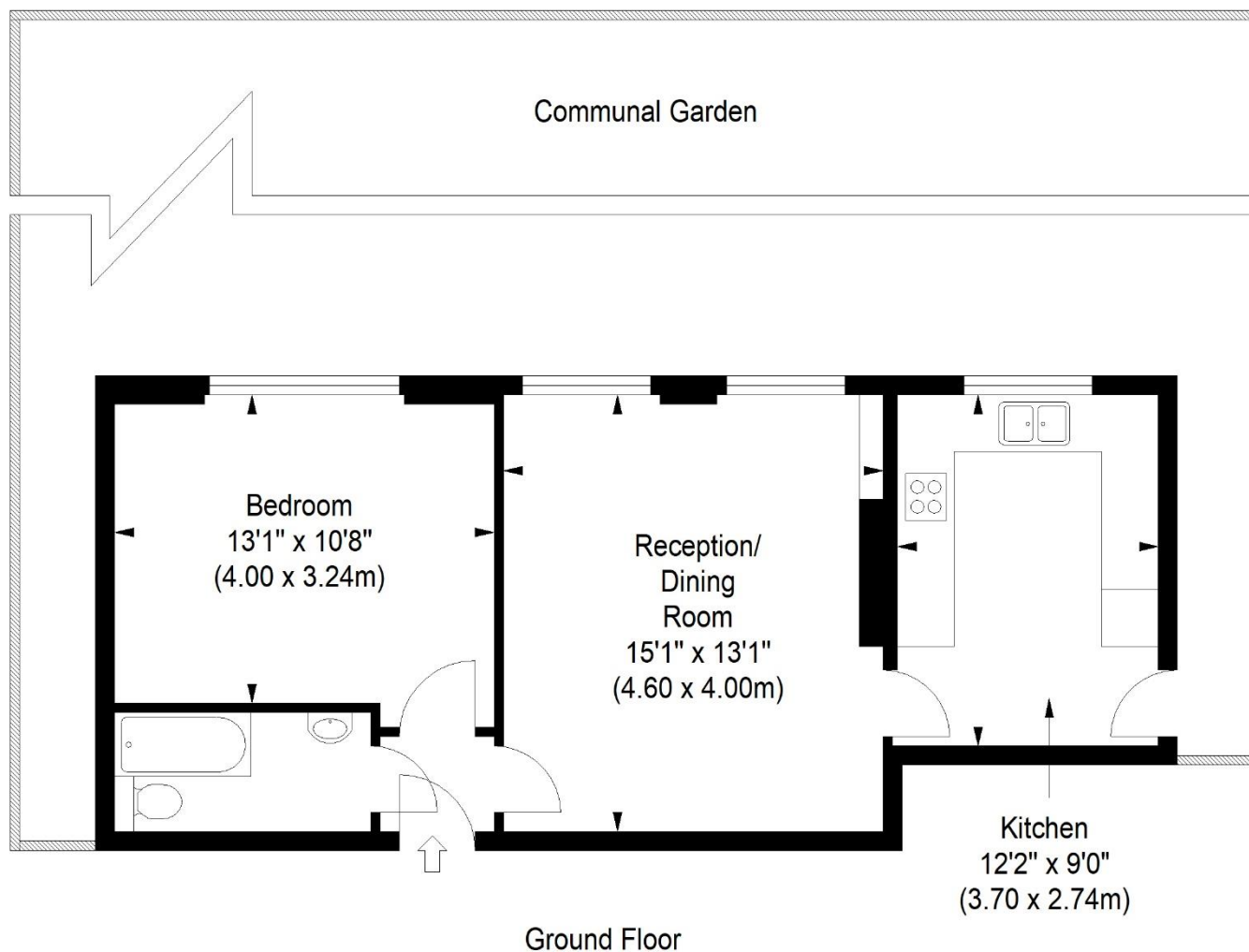


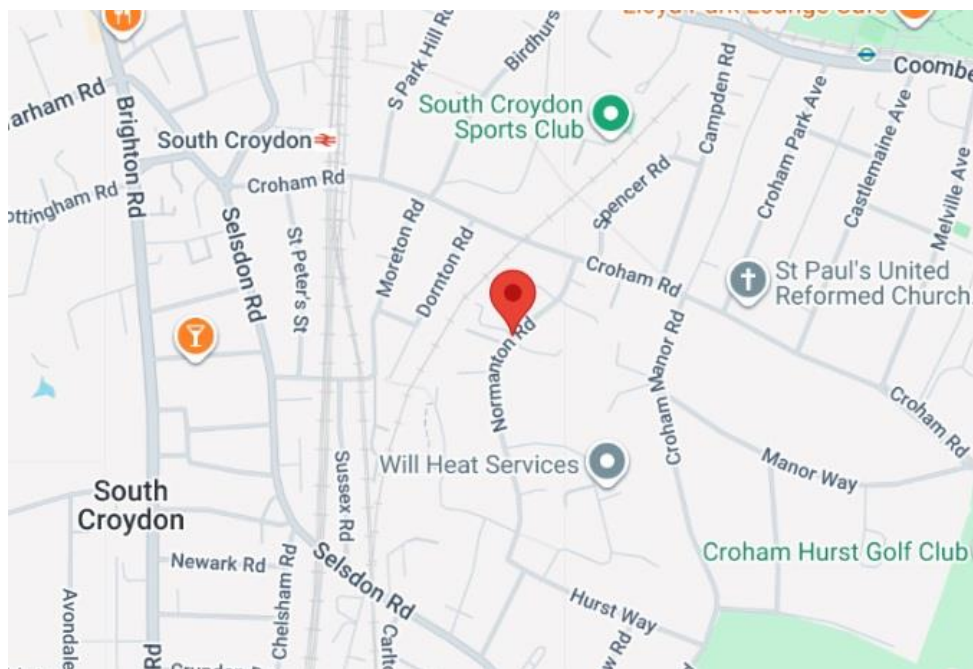
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ CHAIN FREE
- ❖ ONE DOUBLE BEDROOM GROUND FLOOR FLAT
- ❖ DIRECT ACCESS ONTO THE COMMUNAL GARDEN
- ❖ ALLOCATED OFF-ROAD PARKING BAY
- ❖ SHARE OF FREEHOLD
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM LLOYD PARK TRAM STOP
- ❖ PARTICULARLY HIGH CEILINGS
- ❖ EPC EER D



## **\*\* Chain Free \*\* Allocated Parking Bay \*\* Share of Freehold \*\***

A well-presented one double bedroom ground floor flat situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station and 0.5 miles from Lloyd Park Tram stop.

Offered to the market as chain free, this bright & airy apartment benefits from an allocated parking bay, it has direct access to the communal gardens and enjoys particularly high ceilings throughout. There is gas central heating via a new Combi-Boiler that was installed in December 2023.

The accommodation comprises one double bedroom with a full range of wardrobes, a modern fitted kitchen, a stylish three-piece bathroom with shower over bath, and a large living room with a feature fireplace & views over the communal garden.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. Viewers should also check-out the nearby secluded Normanton Meadows (Steps away) which gives local residents a fantastic greenspace to enjoy, which is perfect for a picnic. We feel that this property would make an ideal first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		