

FOLKLANDS



FLEETWOOD CLOSE, EAST CROYDON

MONTHLY RENTAL OF £1,325





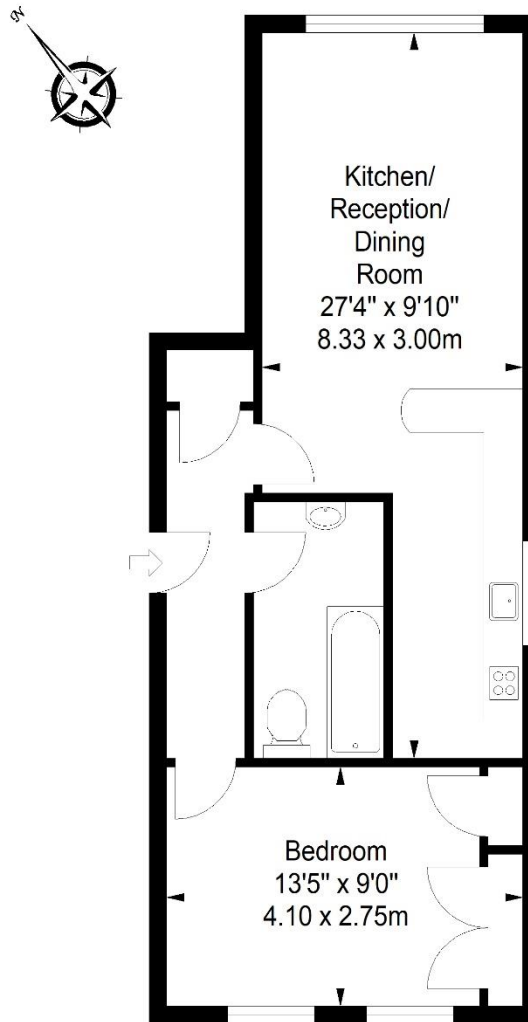




Fleetwood Close

Approximate Gross Internal Area

451 sq ft / 41.90 sq m



Ground Floor

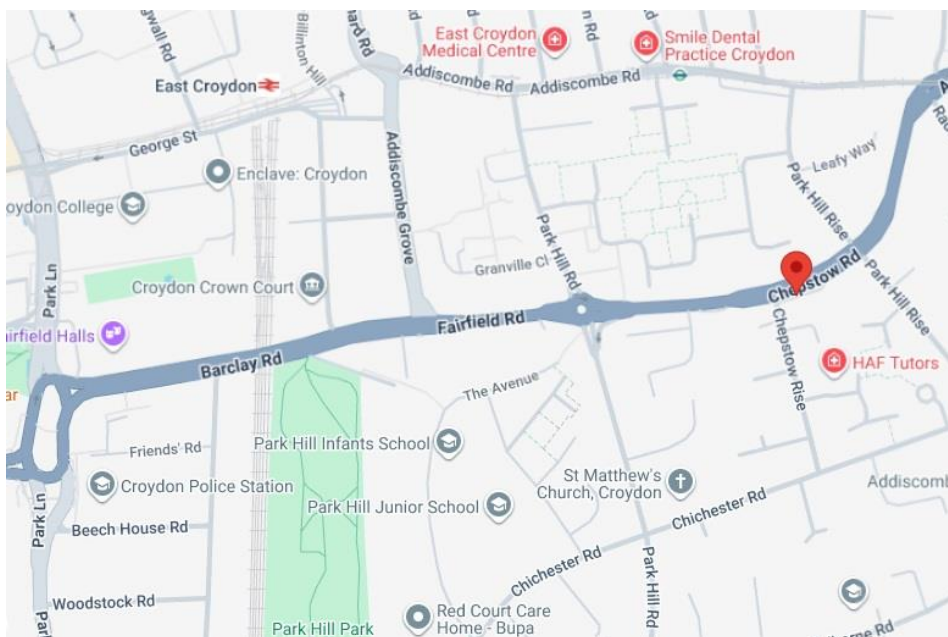
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR APARTMENT
- ❖ OFF-ROAD PARKING FOR ONE CAR
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EXCELLENT FITTED STORAGE
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ POPULAR RESIDENTIAL AREA
- ❖ EPC EER C



**** Available Immediately ** Unfurnished ** Off-Road Parking **** A well-presented one double bedroom ground floor apartment situated within the popular Park Hill area, conveniently located only 0.3 miles from the local tram stop and 0.4 miles from East Croydon train station.

This bright & airy apartment is well decorated throughout; it is fully double glazed and has gas central heating via a Combi-Boiler. The property also comes with off-road parking for one car, and a tenant will benefit from a communal garden.

The accommodation comprises one double bedroom with a full range of fitted wardrobes, ample hallway storage, a stylish bathroom suite with shower over-bath and a spacious open/plan kitchen living room with breakfast bar & kitchen appliances included.

Furthermore, this property sits a short distance to the open green spaces of Lloyd Park, is walking distance to the plethora of shops, bars & restaurants in central Croydon, and is nearby several local bus routes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		