

# FOLKLANDS

CONNERSVILLE WAY, CROYDON  
GUIDE PRICE £300,000









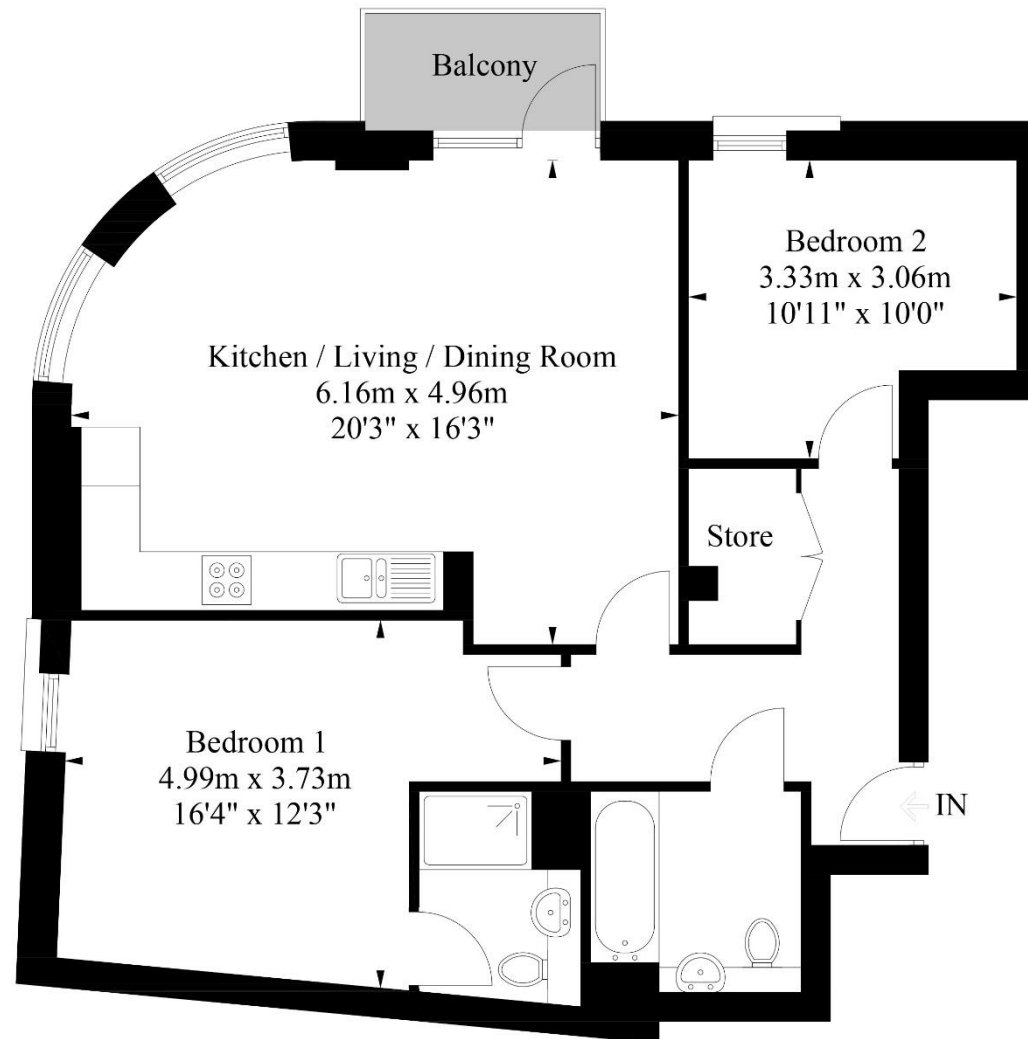






# Claret Court, Connersville Way

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUketch.com © (ID1013383)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT WITH BALCONY
- ❖ CHAIN FREE
- ❖ SECURE GATED PARKING SPACE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM WADDON TRAIN STATION
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ CONCIERGE SERVICE
- ❖ OPPOSITE WANDLE PARK
- ❖ EPC EER C



**\*\* Chain Free \*\* Allocated Parking Space \*\* 774 SQFT \*\*** A well-presented two double bedroom first floor apartment situated within this highly desirable development built in 2015, conveniently located moments from the local tram stop and approximately 0.5 miles from Waddon train station. The local Tram service provides direct services to West Croydon (6 minutes), East Croydon (11 minutes) and Wimbledon (22 minutes).

This larger than average apartment boasts a 20'3 x 16'3 kitchen/living room with floor-to-ceiling glazing, it has a high energy rating and ample hallway storage. Additionally, residents of this apartment will benefit from the developments concierge service and have access to well-kept communal grounds.

The accommodation comprises a spacious master bedroom with en-suite shower room, a further double bedroom, a stylish three-piece bathroom suite, a sizeable utility cupboard with plenty of storage space, and a large open-plan living room with a contemporary fitted kitchen. Externally, the property features a private balcony which affords pleasant views over the local stream & Wandle Park and boasts a secure gated parking bay.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.

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