

# FOLKLANDS

CHERRY ORCHARD ROAD, EAST CROYDON  
GUIDE PRICE £350,000









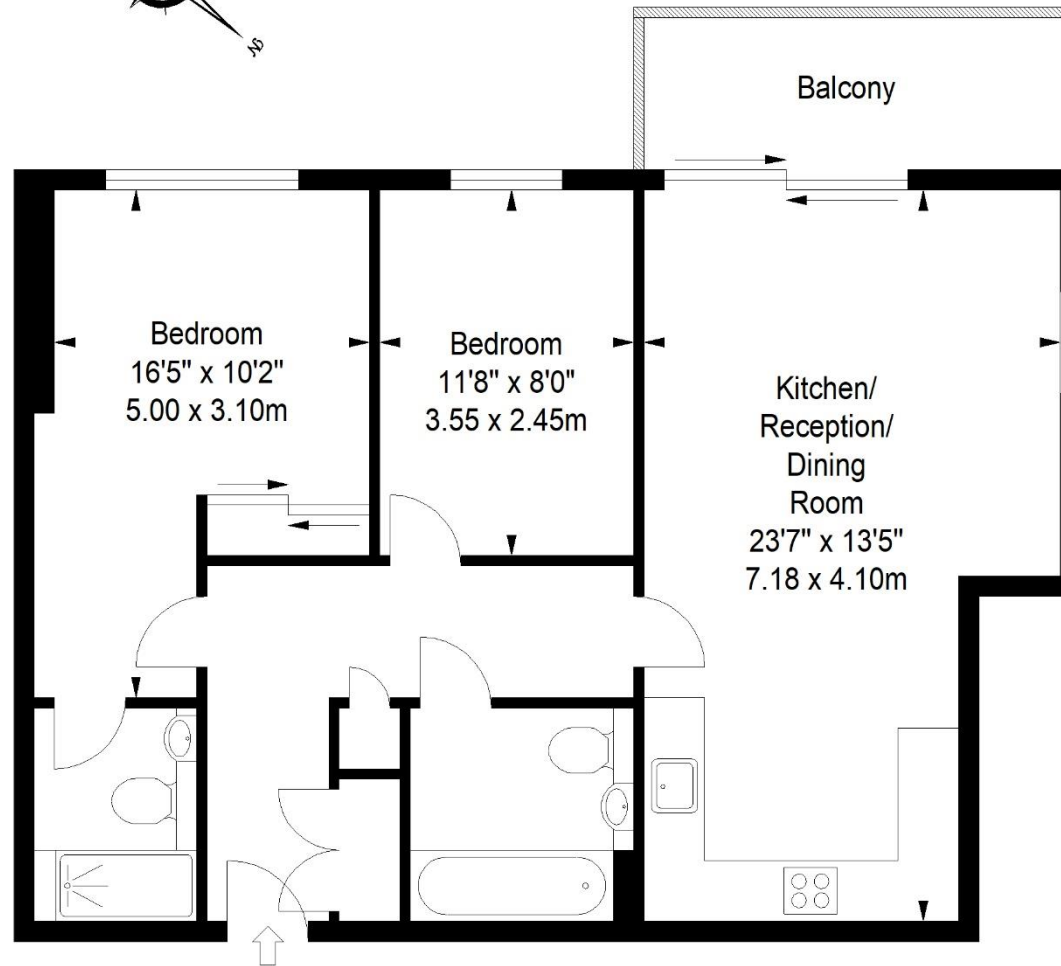




# Rainier Apartments

Approximate Gross Internal Area

741 sq ft / 68.84 sq m



Fifteenth Floor

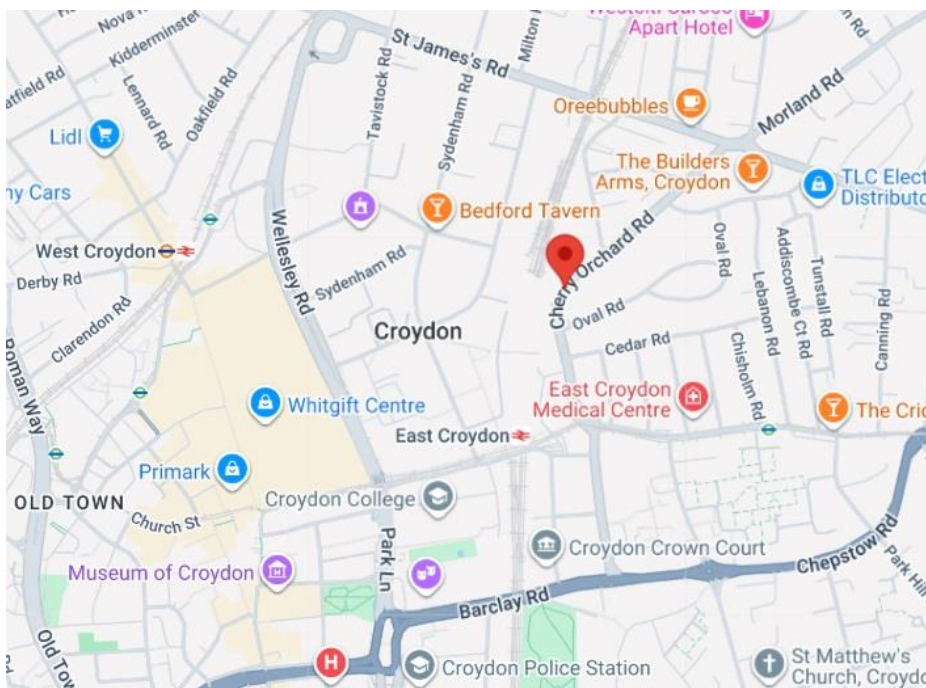
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIFTHTEENTH FLOOR APARTMENT
- ❖ TWO BATHROOMS
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ PANORAMIC VIEWS FROM THE LARGE PRIVATE BALCONY
- ❖ SOUTH WEST FACING APARTMENT
- ❖ ON SITE CONCIERGE & RESIDENTS GYMNASIUM
- ❖ ECONOMICAL HEATING/COOLING SYSTEM
- ❖ ULTRA LONG LEASE
- ❖ EPC EER B



**\*\* South West Facing Apartment with Balcony \*\*** A superbly presented two double bedroom fifteenth floor apartment situated in one of Croydon's most prestigious developments, and conveniently located moments away from East Croydon train station, which provides direct links to London Bridge (14 mins), London Victoria (17 mins), St. Pancras Int (30 mins), and Gatwick Airport (15 mins).

This bright & airy apartment enjoys a contemporary design throughout, it benefits from an on-site concierge, has access to the resident's gymnasium and lift access. Additionally, there is an ultra-long lease, cycle housing, ample storage and a highly economical heating/cooling system.

The accommodation comprises a master bedroom with a large fitted wardrobe & en-suite shower room, a second double bedroom, a stylish three piece bathroom suite with shower over-bath, a utility cupboard which houses the heating system & washing machine, along with providing ample storage space, and a 23'7 x 13'5 open plan kitchen/living room featuring a contemporary kitchen with composite work surfaces & fitted appliances. Externally the property enjoys a 13' south/west facing balcony with far reaching views over central Croydon and the South, which affords the flat with the best of the day's sunshine.

Furthermore, this property sits within easy reach of the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. In our opinion this property would make a wonderful first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		