FOLKLANDS

Nihill Place, Addiscombe

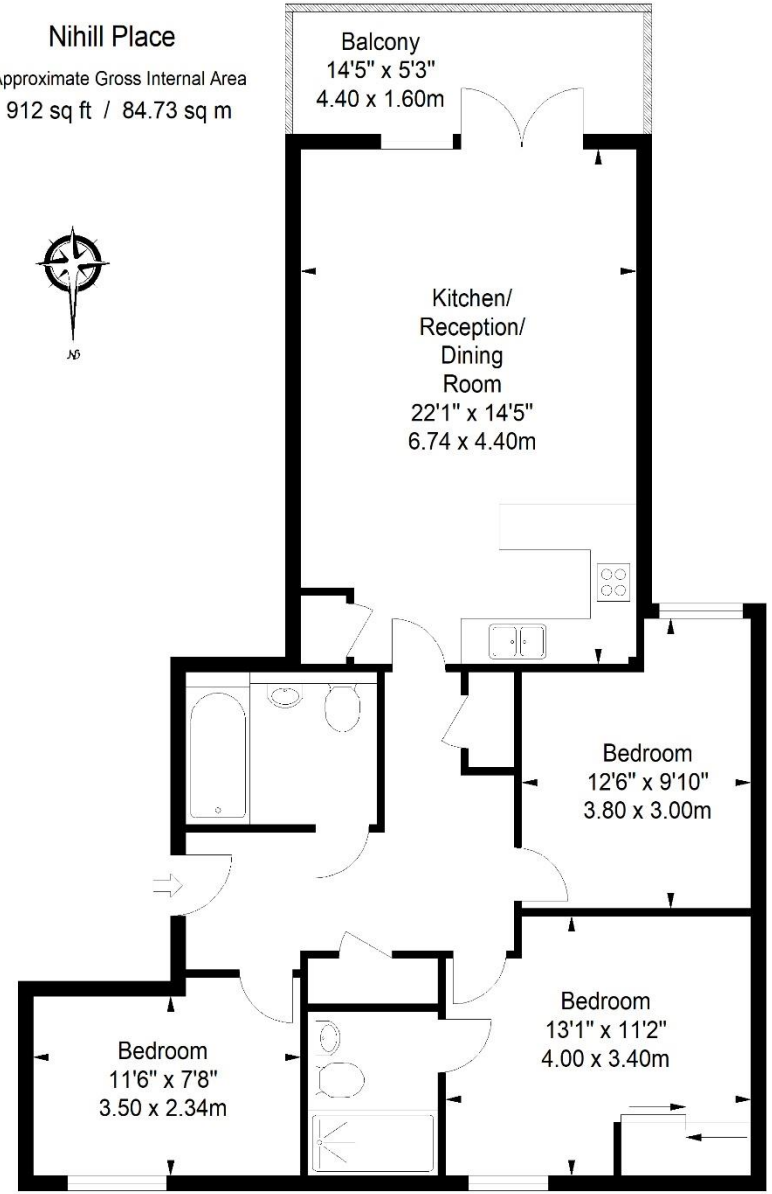
Guide Price £360,000

SAMSUNG
REGISTER NOW
FREE GUARANTEE

Nihill Place

Approximate Gross Internal Area

912 sq ft / 84.73 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

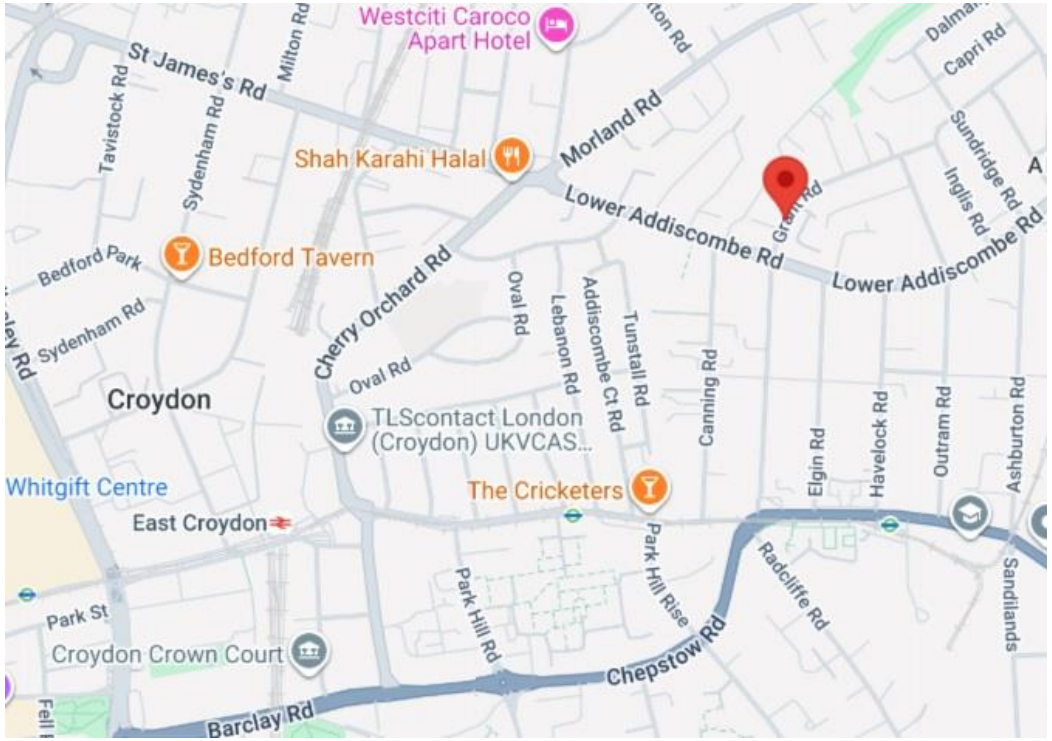
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- Three Bedroom + Two Bathroom
- First Floor Apartment
- Private Balcony & Allocated Parking Bay
- Long Lease with circa 116 Year Balance
- Leaseholders have the Right to Manage
- 0.3 Miles from the Local Tram Stop
- 0.7 Miles from East Croydon Train Station
- Well Presented Throughout
- Excellent Local Amenities
- EPC EER B



A well-presented three-bedroom first floor purpose-built apartment, situated within this stylish apartment block, conveniently located only 0.3 miles from the local Tram stop and 0.7 miles from East Croydon train station. This spacious apartment enjoys good decor throughout, is fully double glazed and has gas central heating. Being part of a well insulated modern building, this flat boasts an excellent energy rating (B85).

The property enjoys a south/east facing balcony and an allocated off-road parking bay. The leaseholders in this development have recently secured the "right to manage" ensuring that they have greater control of the overall management of the development.

The accommodation comprises three bedrooms, an en-suite shower room, a three-piece bathroom suite with shower over-bath, a generous entrance hall with ample storage and a spacious kitchen/lounge/dining room with contemporary fitted kitchen & direct access onto the balcony.

Furthermore, the property sits moments from a wide variety of shops, cafes and restaurants on Addiscombe high street, is a short distance to a number of local parks and is less than half a mile from a wide range of well-regarded primary and secondary schools.

These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.