

# FOLKLANDS



ELMHURST COURT, SOUTH CROYDON

GUIDE PRICE £325,000









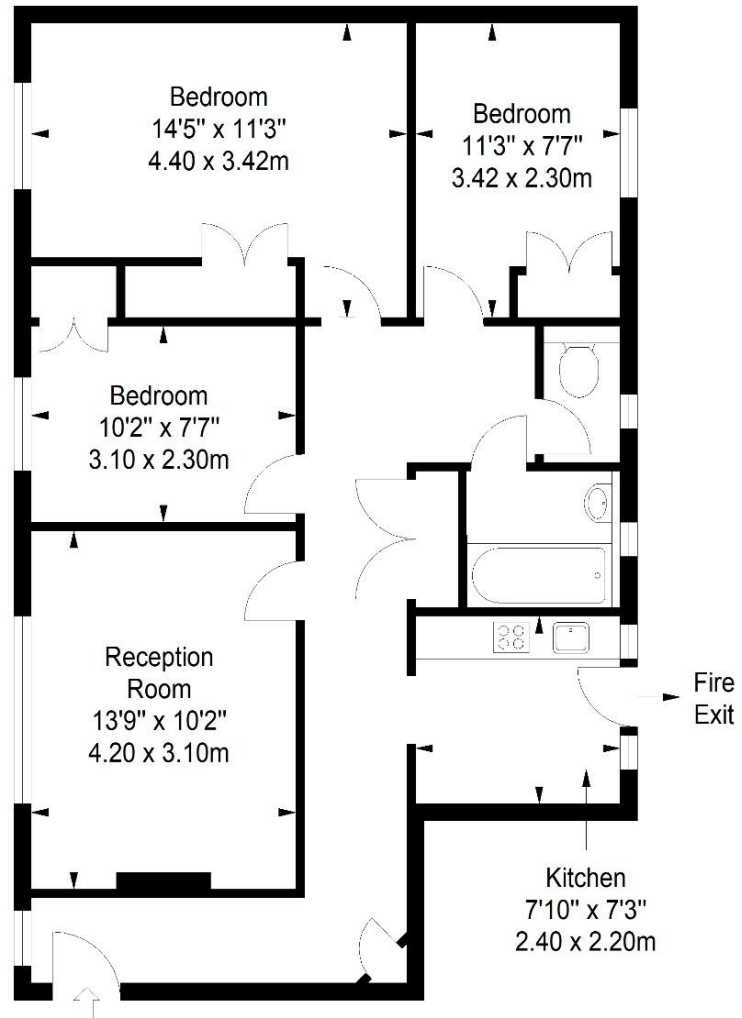




# Elmhurst Court

Approximate Gross Internal Area

779 sq ft / 72.37 sq m



Upper Ground Floor

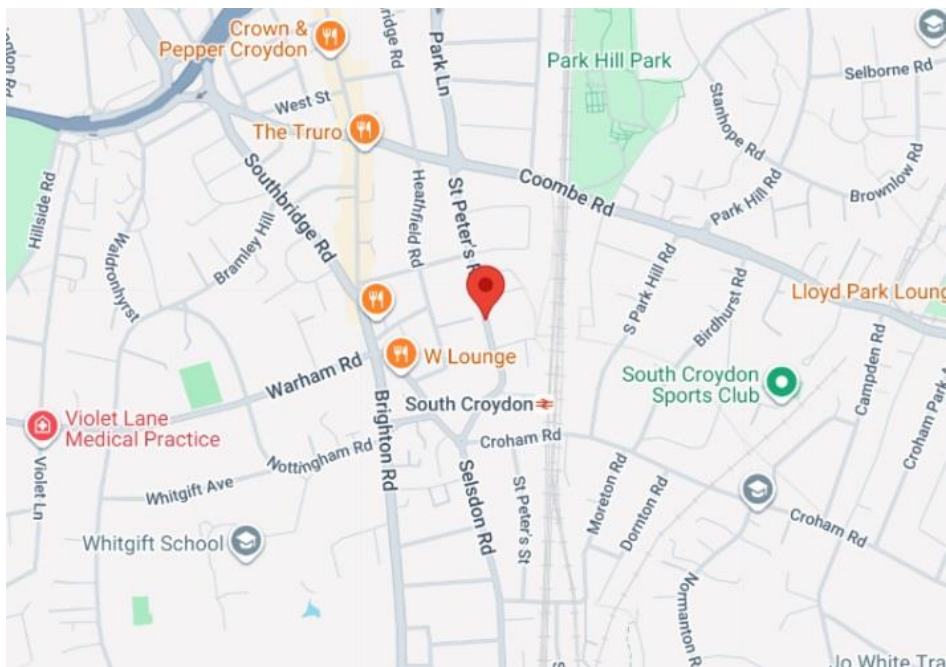
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE BEDROOM FLAT
- ❖ RAISED GROUND FLOOR
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LONG LEASE WITH CIRCA 150 YEAR BALANCE
- ❖ 779 SQFT OF FLOOR SPACE
- ❖ MOMENTS FROM LOCAL CONVENIENCES
- ❖ COMMUNAL OFF ROAD PARKING (PERMIT REQUIRED)
- ❖ POPULAR ART DECO DEVELOPMENT
- ❖ EPC EER C



A beautifully presented three bedroom raised ground floor flat forming part of this popular 'Art Deco' development, conveniently located only 0.1 miles from South Croydon train station, which offers frequent services to London Bridge (20 mins) and excellent connections at East Croydon (Just 3 minutes away).

This bright & airy property enjoys excellent decor throughout, is fully double glazed, has ample fitted storage, communal off-road parking (Permit provided by the managing agents) and pleasant views over the communal lawns. With its arrangement of rooms, this property offers flexible accommodation to suit individual needs, be that for a separate dining room, home office or third bedroom.

The accommodation comprises large principal bedroom with fitted wardrobe cupboard, two further bedrooms each with a fitted wardrobe cupboard, a separate bathroom & WC, a stylish fitted kitchen, a generous entrance hallway with further storage and a spacious living room with feature fireplace.

Furthermore, this property sits moments from multiple local bus routes, it sits within easy reach of a wide range of local conveniences and is a short walk away from South Croydon's famous 'Restaurant Quarter' with its plethora of restaurants, cafes & bars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		