

FOLKLANDS



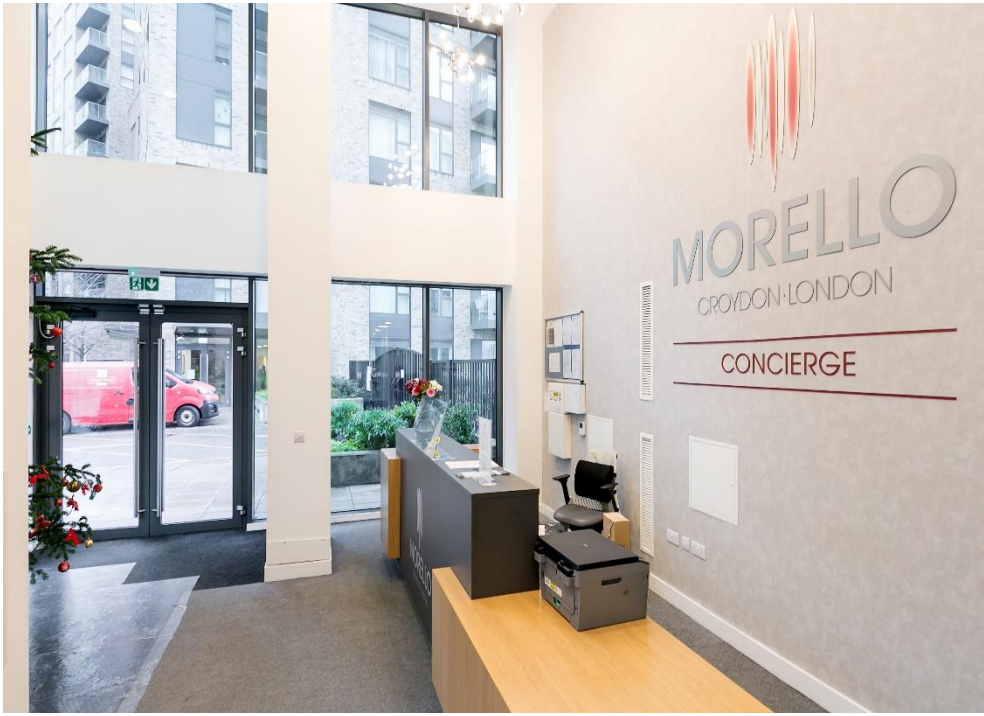
CROSS ROAD
197 312 367
410

Cross Road

CHERRY ORCHARD ROAD, CROYDON
GUIDE PRICE £350,000



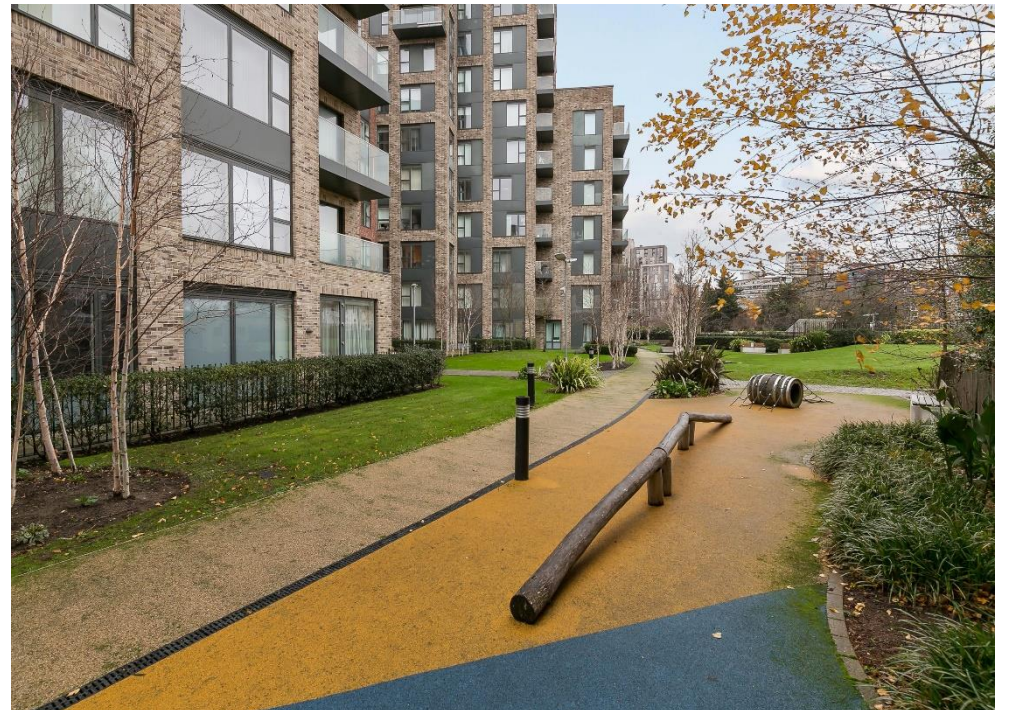








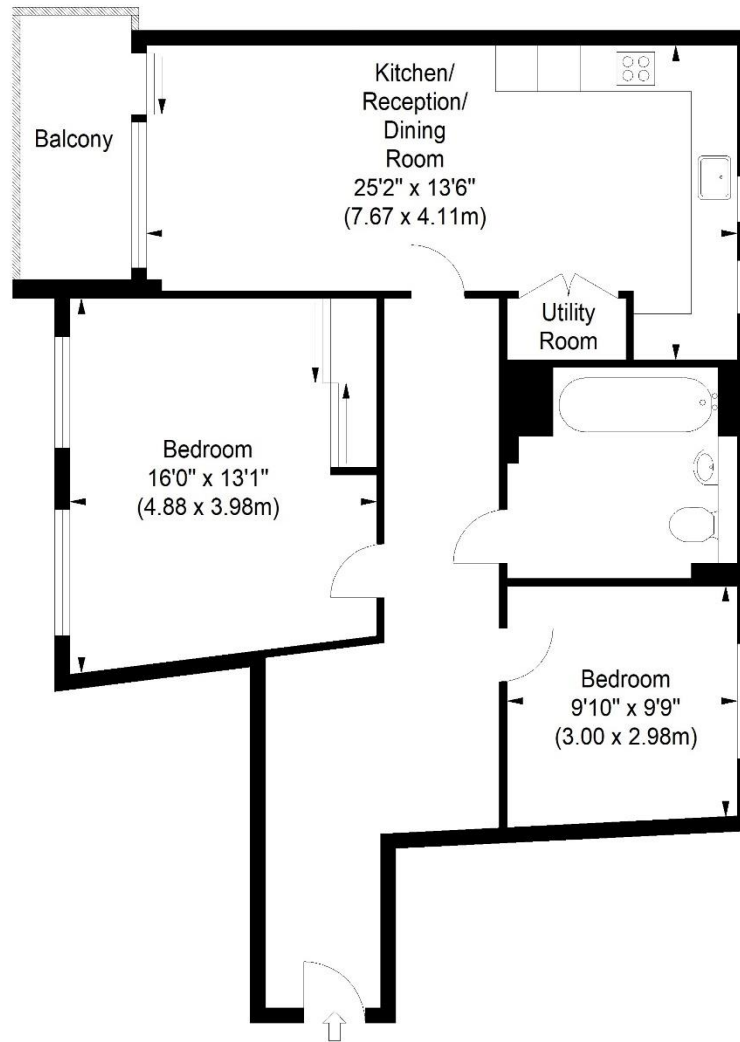




Santina Apartments

Approximate Gross Internal Area

900 sq ft / 83.60 sq m



Sixth Floor

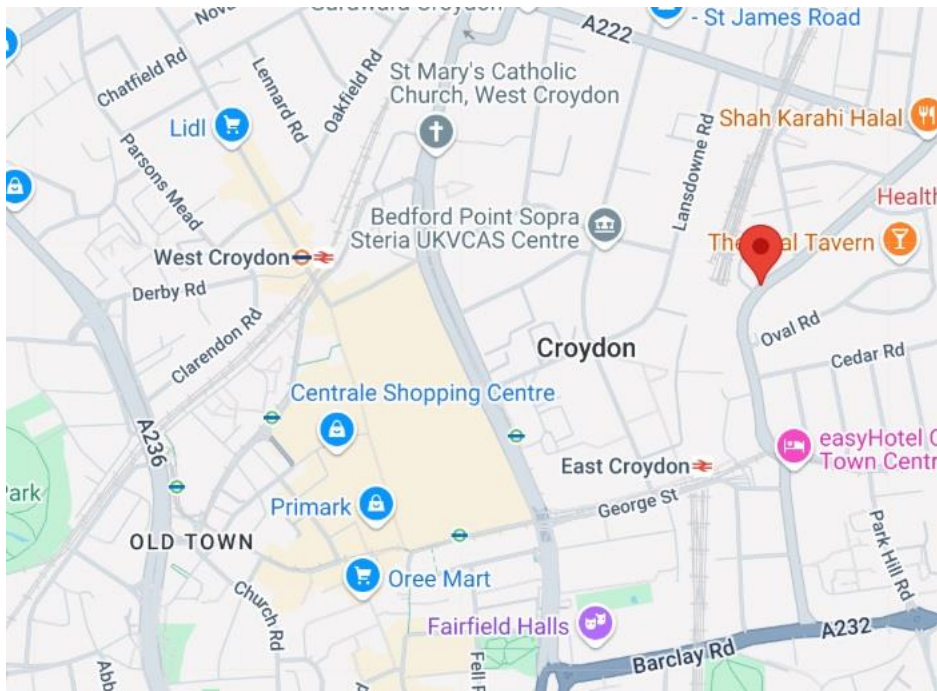
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 BEDROOM APARTMENT
- ❖ 6TH FLOOR - ULTRA LONG LEASE
- ❖ 900 SQFT - LARGER THAN AVERAGE ACCOMMODATION
- ❖ BALCONY WITH GREAT VIEWS
- ❖ 25' KITCHEN/RECEPTION ROOM
- ❖ MOMENTS FROM EAST CROYDON TRAIN STATION
- ❖ ON SITE CONCIERGE & RESIDENTS GYMNASIUM
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ ECONOMICAL HEATING/COOLING SYSTEM
- ❖ EPC EER B



**** 900 SQFT - Larger than average **** A superbly presented two double bedroom sixth floor apartment situated in one of Croydon's most prestigious developments, 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 (29 mins), and Gatwick Airport (15 mins).

Offered to the market with no onward chain, this bright & airy apartment enjoys a contemporary design throughout, benefits from an on-site concierge, access to the resident's gymnasium, has lift access, an ultra-long lease, ample storage, and boasts a highly economical heating/cooling system.

The accommodation comprises a large master bedroom with floor to ceiling fitted wardrobes, a sizeable second 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 25' open plan kitchen/living room with access onto the balcony and a contemporary fitted kitchen with composite work surfaces. Where this property enjoys an elevated position within the building the balcony benefits from far reaching views and the perfect aspect to enjoy the afternoon sunshine and beautiful sunsets.

Furthermore, this property sits within an easy reach of the popular Boxpark complex and is 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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		