

# FOLKLANDS



DUPPAS HILL ROAD, CROYDON

GUIDE PRICE £245,000

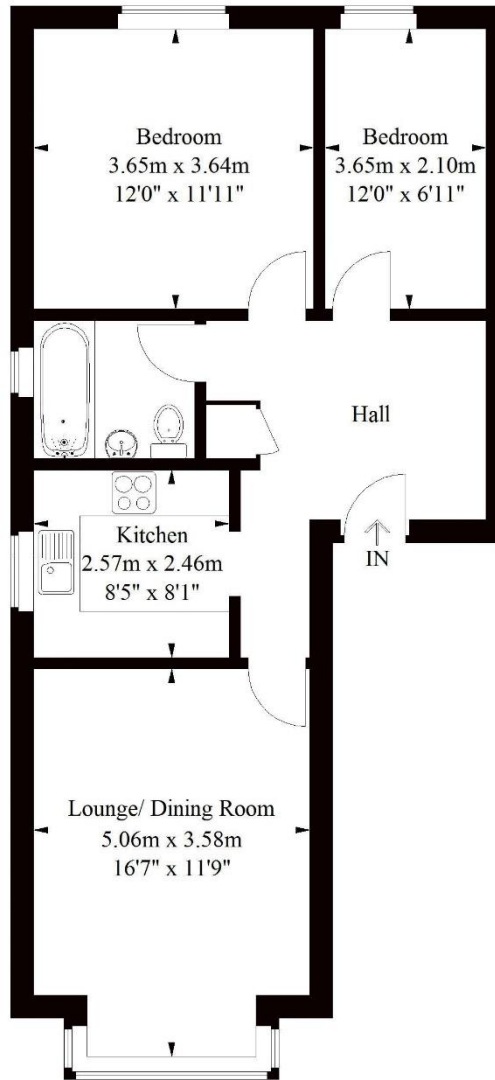






# Duppas Hill Road, Croydon

Approximate Gross Internal Area  
62 sq m / 667 sq ft



## Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

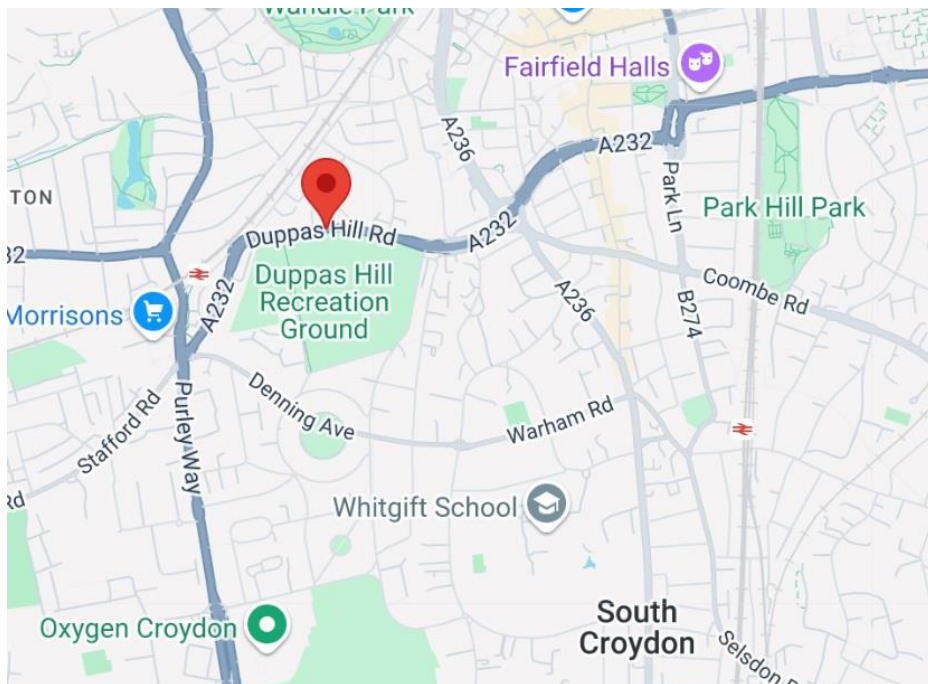
- ❖ TWO BEDROOM APARTMENT
- ❖ GROUND FLOOR
- ❖ PRIVATE GARAGE EN-BLOC
- ❖ SHARED OFF-ROAD PARKING
- ❖ CHAIN FREE
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 0.2 MILES FROM WADDON TRAIN STATION
- ❖ ONE MILE FROM EAST CROYDON TRAIN STATION
- ❖ IMMEDIATELY OPPOSITE DUPPAS HILL PARK
- ❖ EPC EER D

**\*\* Chain Free \*\* Garage \*\* Spacious \*\*** A two-bedroom ground floor flat situated within this well-maintained apartment block, conveniently located 0.2 miles from Waddon train station and approximately one mile from East Croydon train station.

This spacious property is fully double glazed, it has gas central heating, a private garage en-bloc and there are several off-road parking spaces for the residents to use. To the rear there is also a well-tended communal garden for residents to enjoy.

The accommodation comprises two bedrooms, a large entrance hall, a separate fitted kitchen, a bay-fronted lounge/dining room and a three-piece bathroom suite.

Furthermore, this property sits less than one mile from the plethora of shops, restaurants & leisure facilities in central Croydon, it is a short distance from the local gym & swimming pool complex and is within an easy reach of the wide range of supermarkets & major retail stores on the Purley Way. In our opinion this property would make the ideal first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		