

FOLKLANDS



SOUTH PARK HILL ROAD, SOUTH CROYDON
GUIDE PRICE £250,000



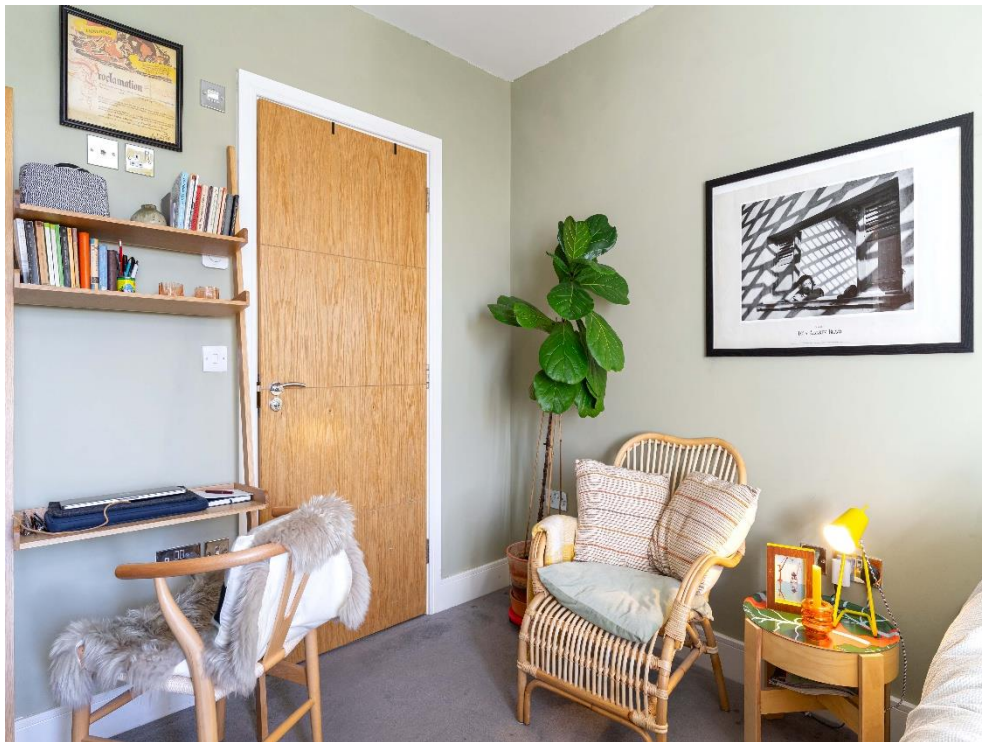






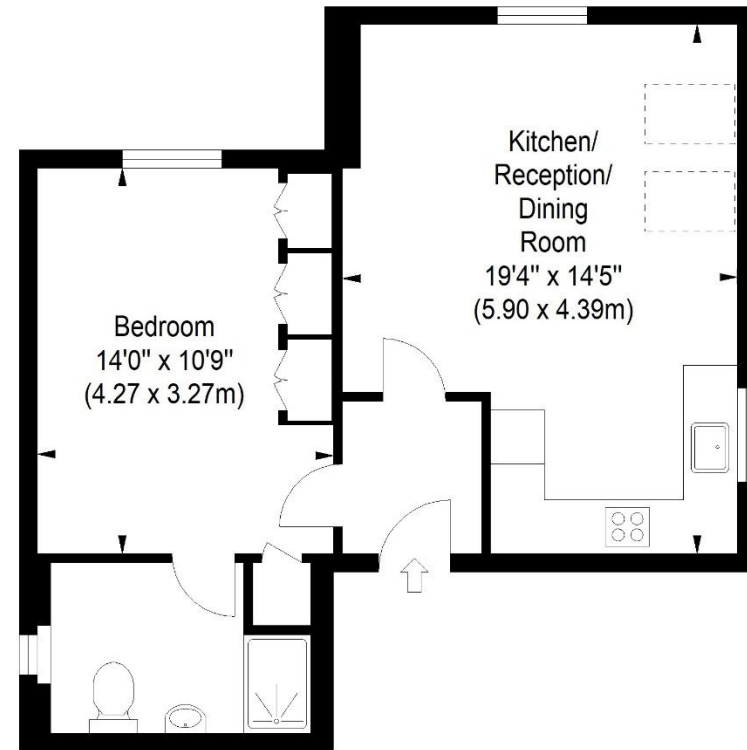






South Park Hill Road

Approximate Gross Internal Area
498 sq ft / 46.28 sq m



Second Floor

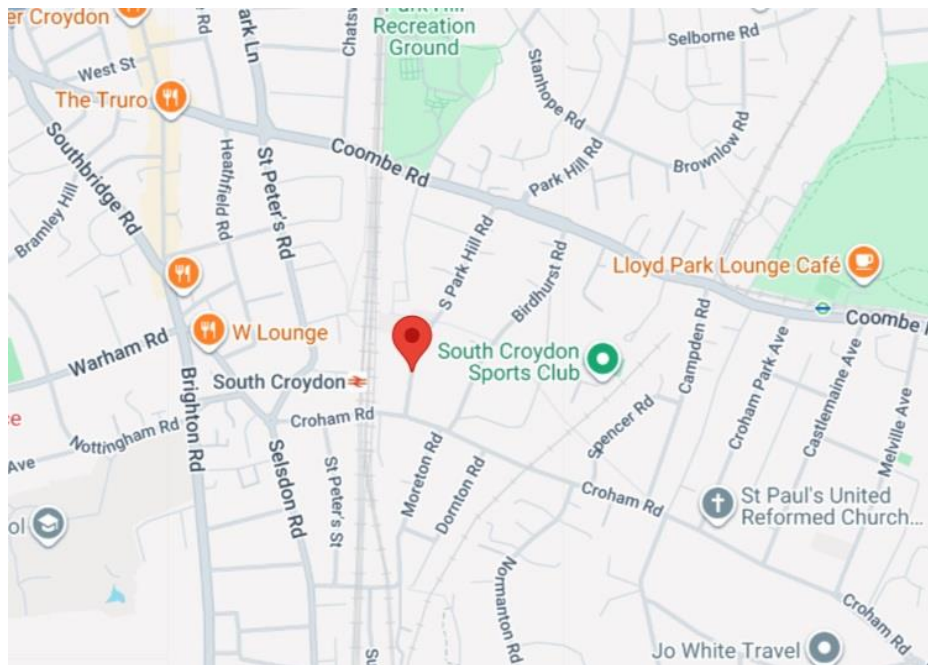
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ ONE DOUBLE BEDROOM
- ❖ SECOND FLOOR APARTMENT
- ❖ NEWLY BUILT IN 2021
- ❖ STYLISH DESIGN THROUGHOUT
- ❖ EXCELLENT ENERGY RATING
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LOW SERVICE CHARGE & NO GROUND RENT
- ❖ THERMOSTATICALLY CONTROLLED UNDERFLOOR HEATING
- ❖ SHARE OF FREEHOLD & 900+ YEAR LEASE
- ❖ EPC EER B



**** Chain Free ** Newly Built in 2021 ** Share of Freehold & Low Service Charge **** A particularly well-presented one double bedroom second floor apartment, situated within this recently built apartment block, conveniently located moments from South Croydon train station and nearby an abundance of local amenities.

This bright & airy apartment enjoys a stylish design throughout; it benefits from an excellent energy rating and has thermostatically controlled underfloor heating. The property features a share of freehold, there is an ultra-long lease with over 900 years in balance, and whereby the leaseholders own their freehold the service charge has remained low.

The accommodation comprises a spacious double bedroom with a large range of fitted wardrobes, a stylish shower room with walk-in cubicle and a well-proportioned kitchen/lounge/dining room with a contemporary fitted kitchen.

Furthermore, this property sits close by to a wide range of local conveniences, with an excellent choice of restaurants, popular coffee shops/ delis and a great array of local pubs. It is also walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. For the sportier types, South Croydon sports club is two roads away (for tennis & Badminton), there are several lawn tennis clubs in the local vicinity and numerous golf clubs throughout the borough. In our opinion this property would make an excellent first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		