

# FOLKLANDS



SANDERSTEAD ROAD, SOUTH CROYDON

GUIDE PRICE £280,000









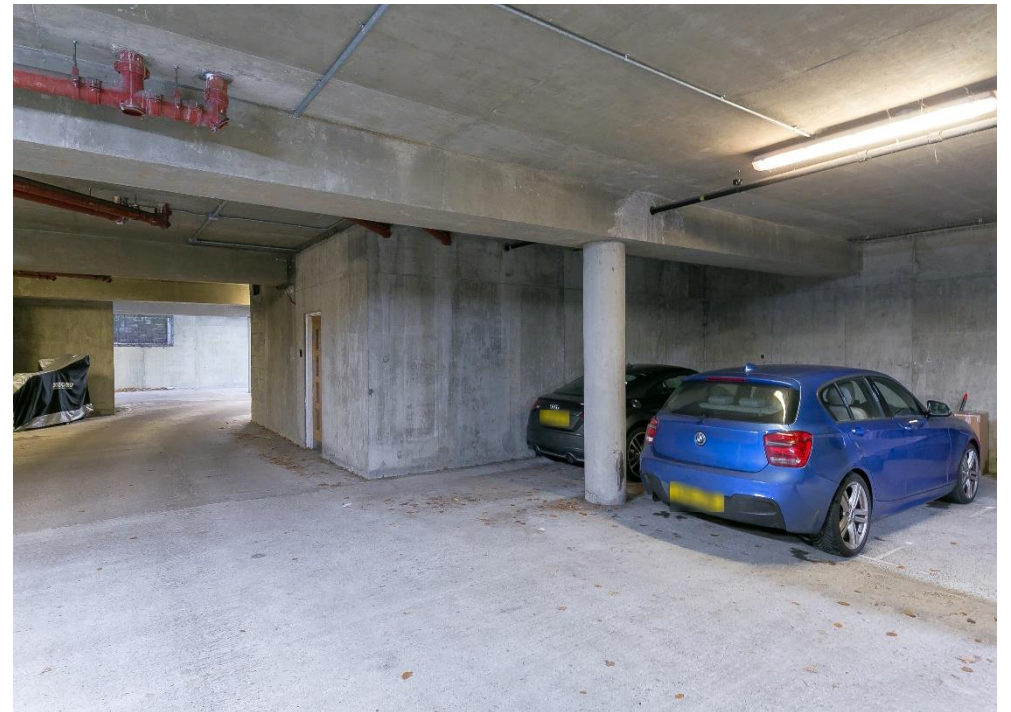








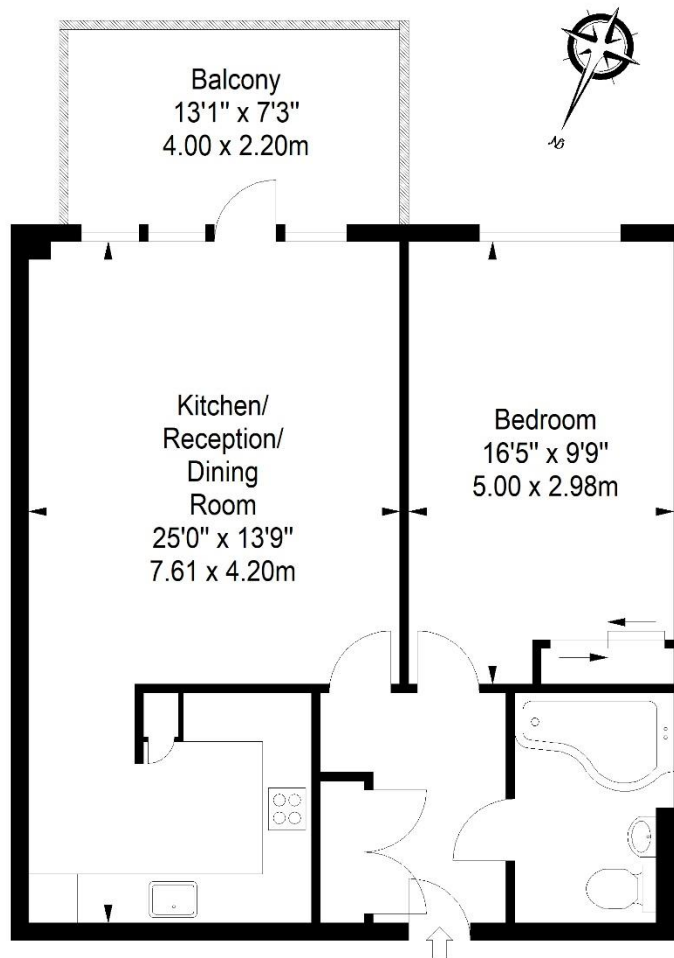




## Vantage Point

Approximate Gross Internal Area

605 sq ft / 56.21 sq m



First Floor

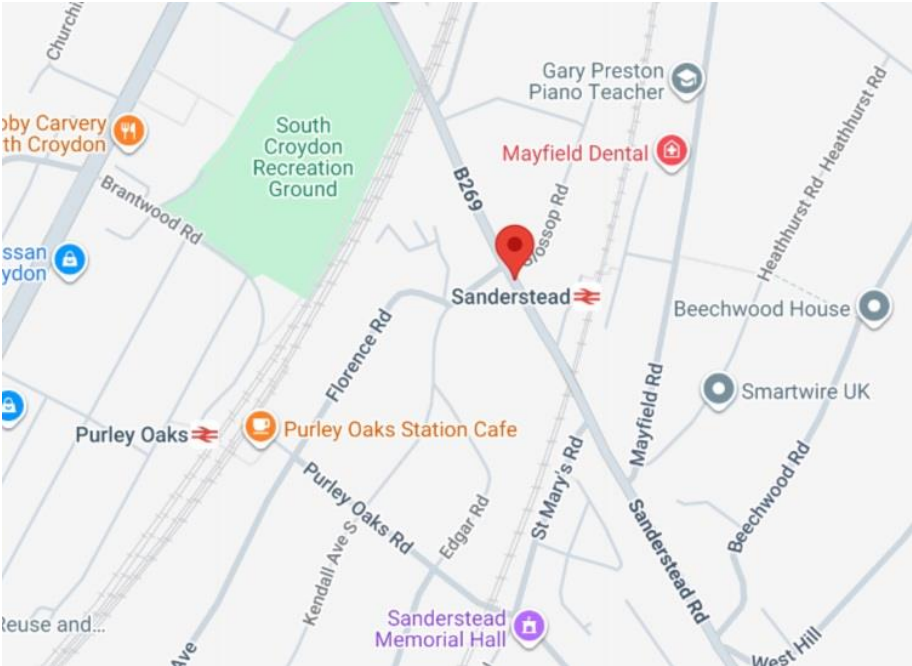
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR APARTMENT
- ❖ LARGE FOOTPRINT - 605 SQFT
- ❖ GATED UNDERGROUND PARKING SPACE
- ❖ STEPS AWAY FROM SANDERSTEAD TRAIN STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE SOUTHERLY FACING PRIVATE BALCONY
- ❖ GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER C



A superbly presented one double bedroom first floor purpose-built apartment, situated within this well-maintained development, conveniently located only steps away from Sanderstead train station & 0.2 miles from Purley Oaks train station.

This larger than average apartment boasts 605 SQFT of floor space, has a southerly facing private balcony and benefits from a gated underground parking space. Additionally, there is gas central heating via a combi-boiler, the flat is fully double glazed and there is a long lease with circa 105 years balance.

The accommodation comprises a large double bedroom with fitted wardrobes, a stylish bathroom suite with shower over-bath, a generous entrance hallway with ample storage, a modern fitted kitchen and a spacious lounge/dining room with direct access to the private balcony.

Furthermore, this property sits moments away from an array of local shops, cafes & restaurants, it is only minutes away from both South Croydon recreation ground & the pretty Wettern Tree gardens and is within an easy reach of both Purley & Croydon town centres.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		