

FOLKLANDS

NORMANTON ROAD, SOUTH CROYDON
GUIDE PRICE £275,000













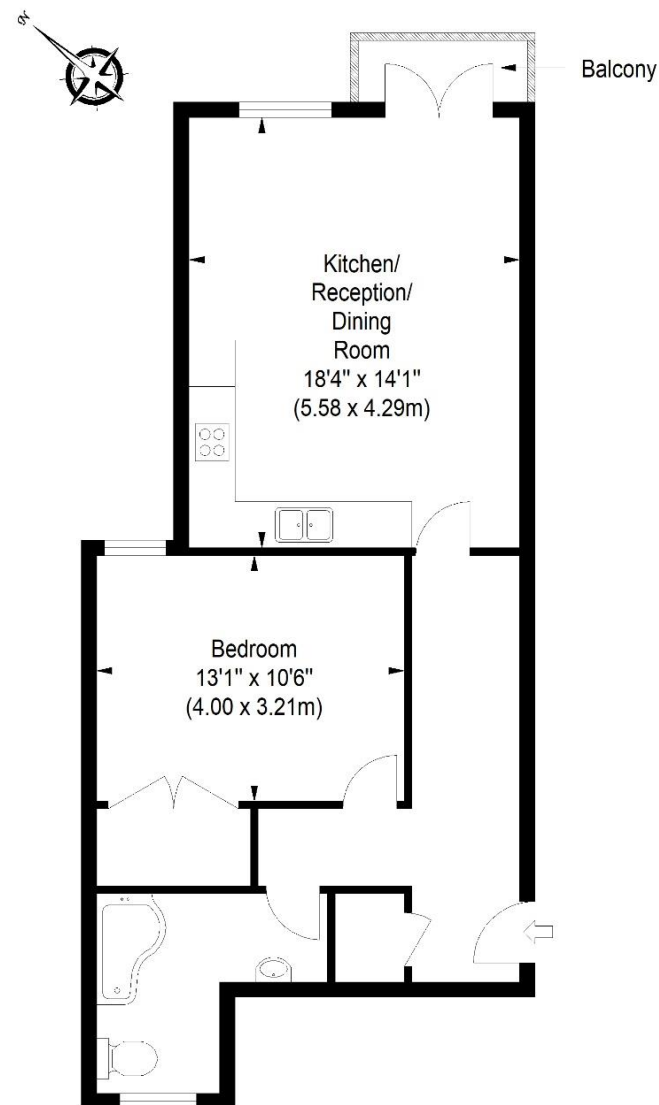




Normanton Road

Approximate Gross Internal Area

617 sq ft / 57.36 sq m



First Floor

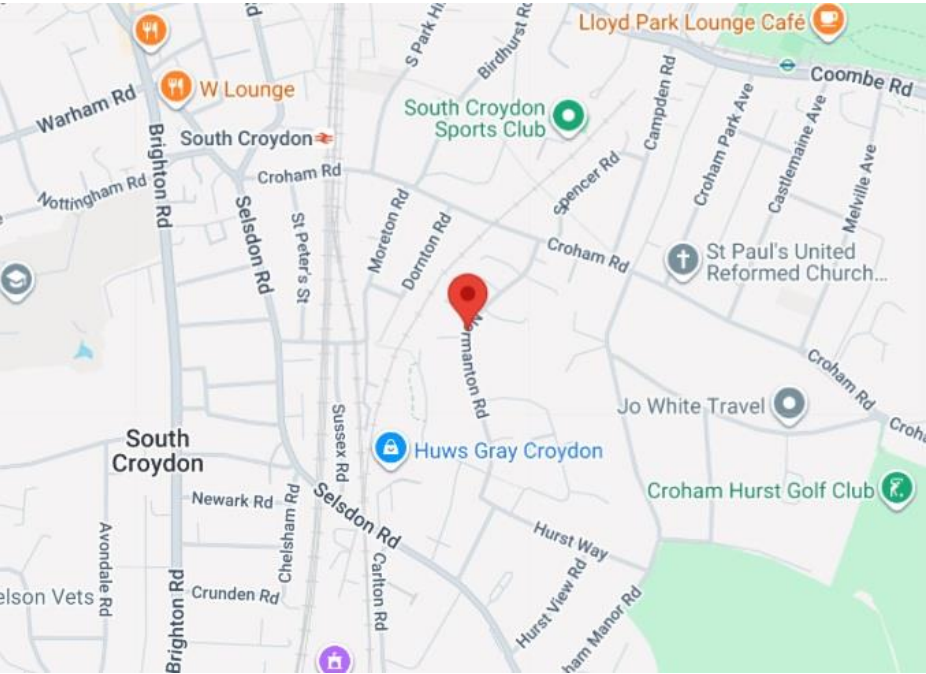
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ NEWLY DEVELOPED IN 2019
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ PRIVATE BALCONY OVERLOOKING COMMUNAL GARDEN
- ❖ 617 SQFT OF FLOOR SPACE
- ❖ LONG LEASE WITH CIRCA 117 YEARS REMAINING
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ DESIRABLE RESIDENTIAL AREA
- ❖ 0.5 MILES FROM LLOYD PARK TRAM STOP
- ❖ EPC EER B



**** Chain Free ** 617 SQFT ** Private Balcony & Large Communal Garden **** A beautifully presented one double bedroom first floor flat situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station and 0.5 miles from Lloyd Park Tram stop.

Built in 2019, this stylish apartment boasts 617 SQFT of floor space, it has an excellent energy rating (making it economical to run) and with being at the rear of the building it has a peaceful outlook. Additionally, the flat boasts gas central heating, high-performance double-glazed windows and has excellent fitted storage. Externally, residents have access to a large communal garden with a brick built shed for cycle housing.

The accommodation comprises a large double bedroom with a double fitted wardrobe, a generous entrance hallway with a fitted storage cupboard, a beautifully appointed bathroom suite with shower over-bath, and an 18'4 x 14'1 kitchen/living room with a contemporary fitted kitchen (with integrated appliances) and direct access onto the private balcony (Which affords direct views over the communal rear garden).

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park and a short distance to a wide range of shops, cafes & restaurants in South Croydon. We feel that this property would make an ideal first time buy or long-term investment.

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