FOLKLANDS



Steep Hill, Croydon

Guide price £255,000











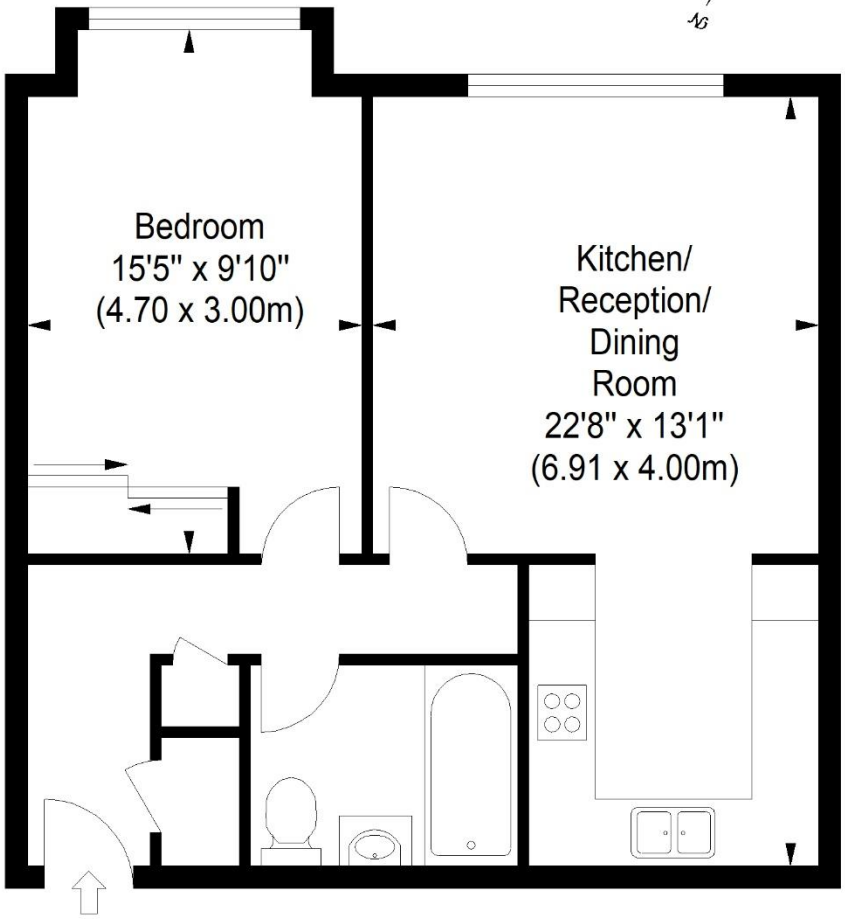



STEEP HILL
PERMIT HOLDERS
ONLY

Steep Hill

Approximate Gross Internal Area

541 sq ft / 50.25 sq m



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

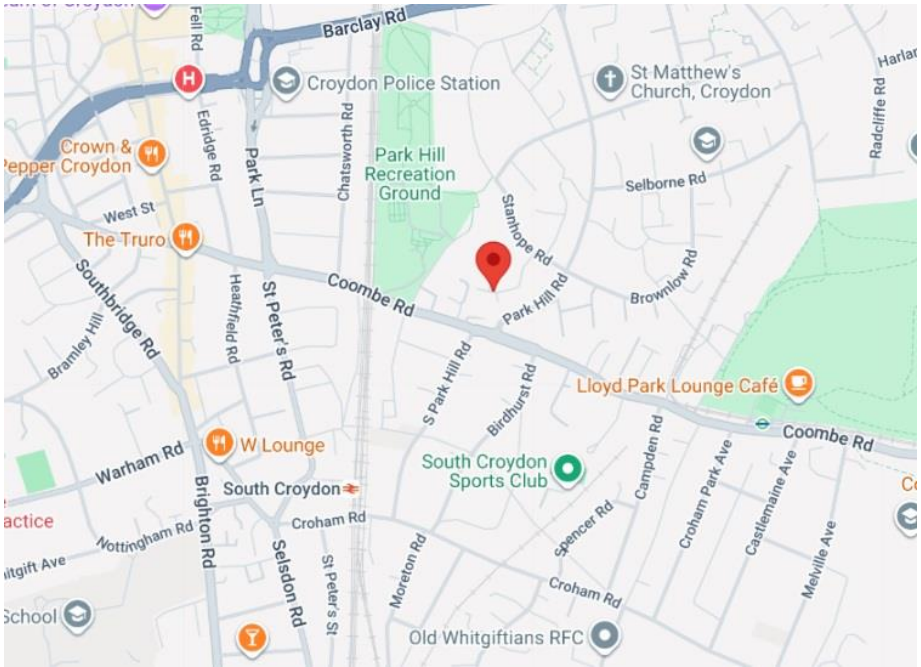
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

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
- Luxury Design Throughout
- Outdoor Heated Swimming Pool, Gym & Sauna
- Allocated Parking Bay
- 0.6 Miles from East Croydon Train Station
- 0.3 Miles from South Croydon Train Station
- Popular Private Development
- Chain Free
- EPC EER C

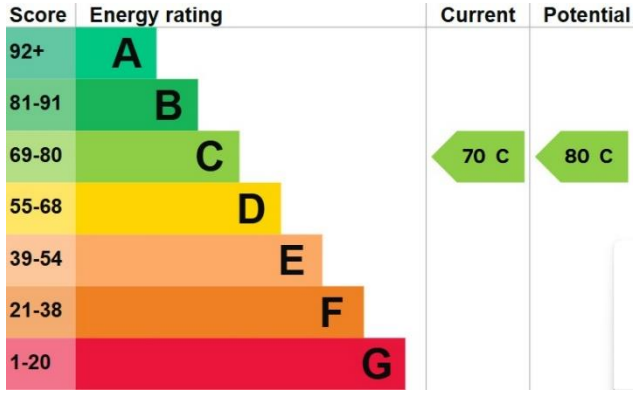


**** Chain Free ** Luxury Finish Throughout ** Outdoor Heated Swimming Pool ** Share of Freehold & Ultra Long Lease ** A recently refurbished one double bedroom top floor apartment, situated within this popular development, conveniently located only 0.3 miles from South Croydon train station & 0.6 miles from East Croydon train station.**

Having been refurbished by the present owner, this bright & spacious apartment is fully double glazed, has modern electric heating and a strong energy rating (C70). The flat also boasts a luxury herringbone floor throughout. Residents within the development benefit from the communal heated swimming pool (Open from April through to October) and have access to the small gym & sauna.

The property also comes with off-road parking for one car. Additionally, there is a share of freehold and an ultra long-lease with over 900 years balance. The accommodation comprises a 15'5 bay-fronted double bedroom with floor to ceiling fitted wardrobes, ample hallway storage cupboards, a luxury bathroom suite with shower over-bath and a 22' kitchen/living room with a luxury fitted kitchen.

Furthermore, this property sits moment away from Park Hill Recreational grounds & Lloyd Park, and it is a short walk to an array of bars, restaurants & coffee shops in South Croydon. We feel that this property would make the perfect first time buy or long-term investment.



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.