

FOLKLANDS



AVONDALE ROAD, SOUTH CROYDON

GUIDE PRICE £300,000









Avondale Road

Approximate Gross Internal Area

673 sq ft / 62.50 sq m



First Floor

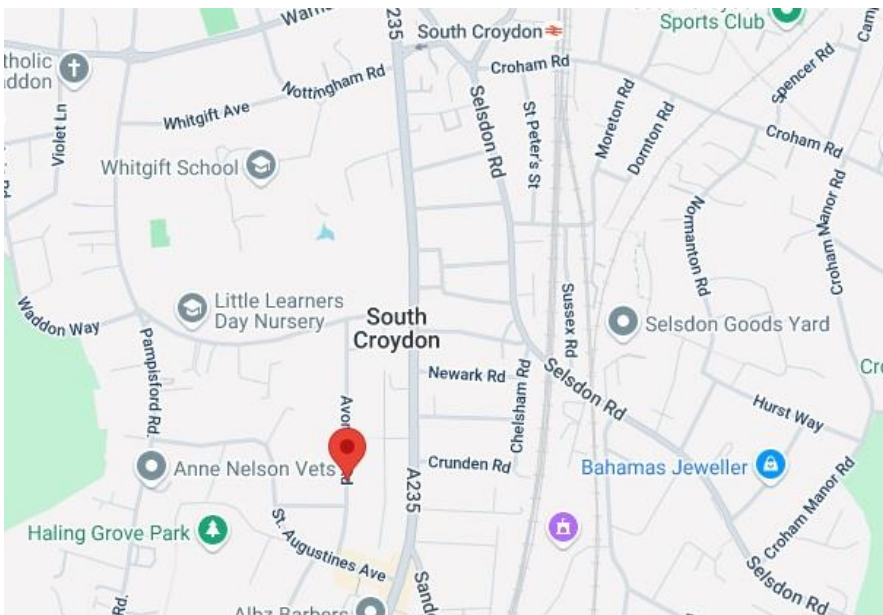
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOM
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ ULTRA LONG LEASE & SHARE OF FREEHOLD
- ❖ KITCHEN/ DINING ROOM
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ LARGE LIVING ROOM WITH BAY WINDOW
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ EPC EER C



**** Chain Free ** Ultra Long Lease & Share of Freehold **** A superbly presented two-bedroom first floor conversion flat, situated in this popular residential road, conveniently located 0.5 miles from South Croydon train station & 0.6 miles from Sanderstead train station.

This bright & airy property enjoys high ceilings, is fully double glazed and has gas central heating. Along with a stylish design throughout, the property is offered with a share of freehold and an ultra-long lease with over 900 years in balance. Additionally, there is no fixed service charge, the owners of the flats self-manage the building and operate on an “as and when basis”.

The accommodation comprises two bedrooms, a large bay-fronted living room, a spacious hallway, a stylish three-piece shower room with walk-in cubicle and an 11'10 x 10'6 beautifully appointed kitchen/ dining room with breakfast bar island. Furthermore, this property sits moments from the open green spaces of Haling Grove Park and is a short walk from a wide range of local convenience stores, cafes and restaurants.

The property is also conveniently positioned equidistant between both Purley & Croydon town centres. 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		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		