

FOLKLANDS



BELL FOUNDRY CLOSE, CROYDON
MONTHLY RENTAL OF £2,250















Bell Foundry Close, CR0 2YB

Approximate Gross Internal Area 99.13 sq.m / 1067 sq.ft

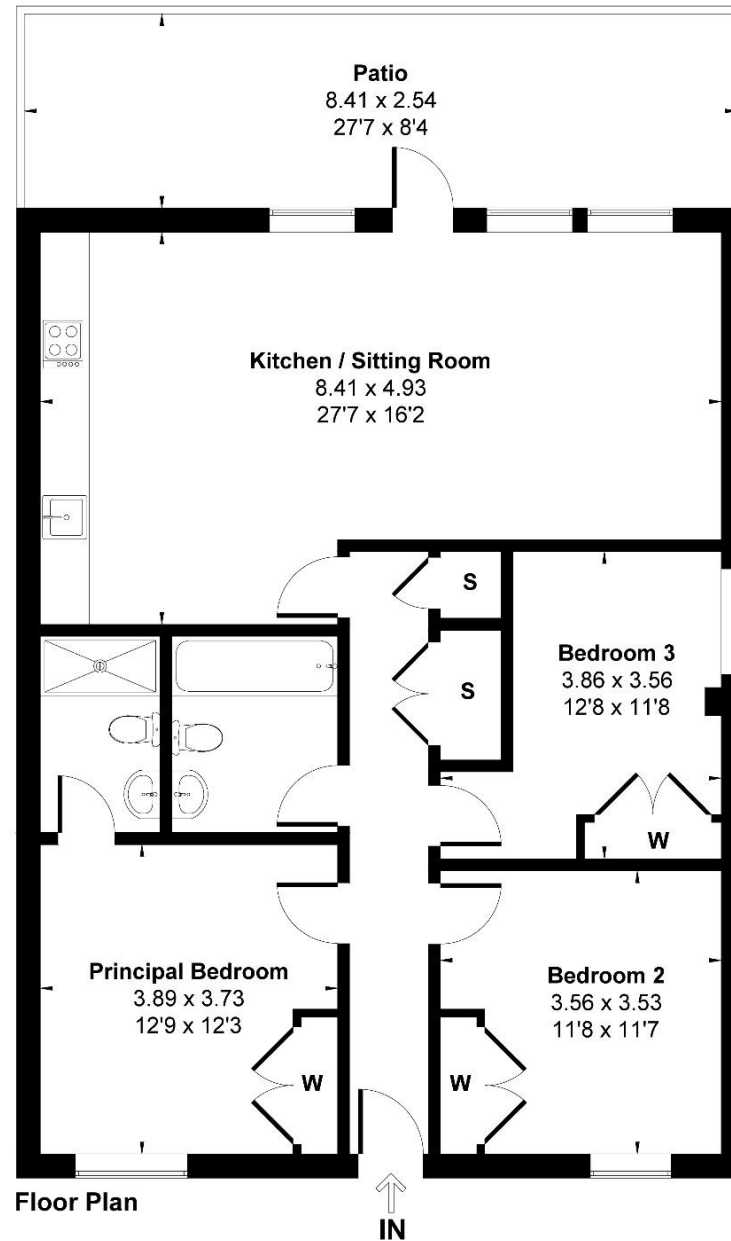
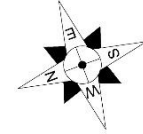


Illustration for identification purpose only, measurements approximate and not to scale.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

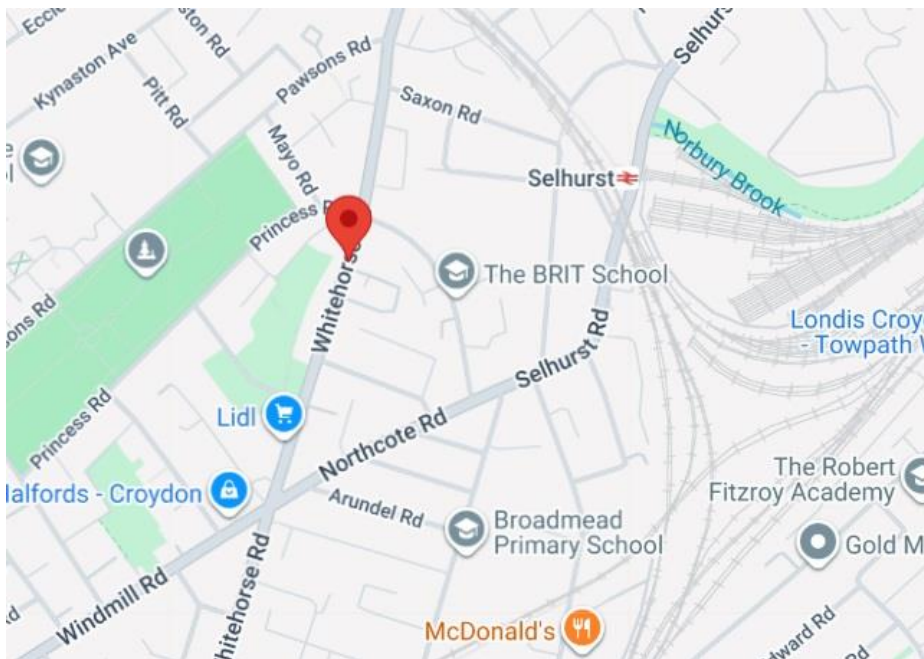
- ❖ AVAILABLE IMMEDIATELY - UNFURNISHED
- ❖ THREE BEDROOM & TWO BATHROOMS
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ GROUND FLOOR APARTMENT
- ❖ ALLOCATED PARKING SPACE WITH EV CHARGER
- ❖ SECLUDED DEVELOPMENT AWAY FROM THE ROAD
- ❖ COMMUNAL HEATED SWIMMING POOL
- ❖ 0.7 MILES FROM THORNTON HEATH TRAIN STATION
- ❖ 0.3 MILES FROM SELHURST TRAIN STATION
- ❖ EPC EER B

**** Available Immediately ** Unfurnished ** Allocated Parking Bay with EV Charger ** A superbly presented three-bedroom ground floor apartment situated within this quiet secluded gated development, conveniently located only 0.3 miles from Selhurst train station & 0.7 miles from Thornton Heath train station.**

This bright & spacious apartment enjoys views over the communal heated swimming pool & surrounding gardens, it benefits from all of the insulation features you would expect from a recently built development, along with an economic heating system. There is a private terrace (With gate onto the communal grounds), and residents also benefit from a 200m running track and a small outdoor gym area.

The accommodation comprises three bedrooms (All with fitted wardrobes), an en-suite shower room with walk-in cubicle, a stylish family bathroom suite with shower over-bath, additional hallway storage and a spacious open plan lounge/dining room with contemporary fitted kitchen (Including fitted appliances).

Furthermore, this property sits approximately one mile from both West & East Croydon stations and the plethora of shops, bars & restaurants in Croydon town centre. It is also moments away from the local Lidl supermarket & Tesco express and is less than 100m from the nearest bus stop.



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		