

FOLKLANDS

FERNLEIGH CLOSE, CROYDON
MONTHLY RENTAL OF £1,500



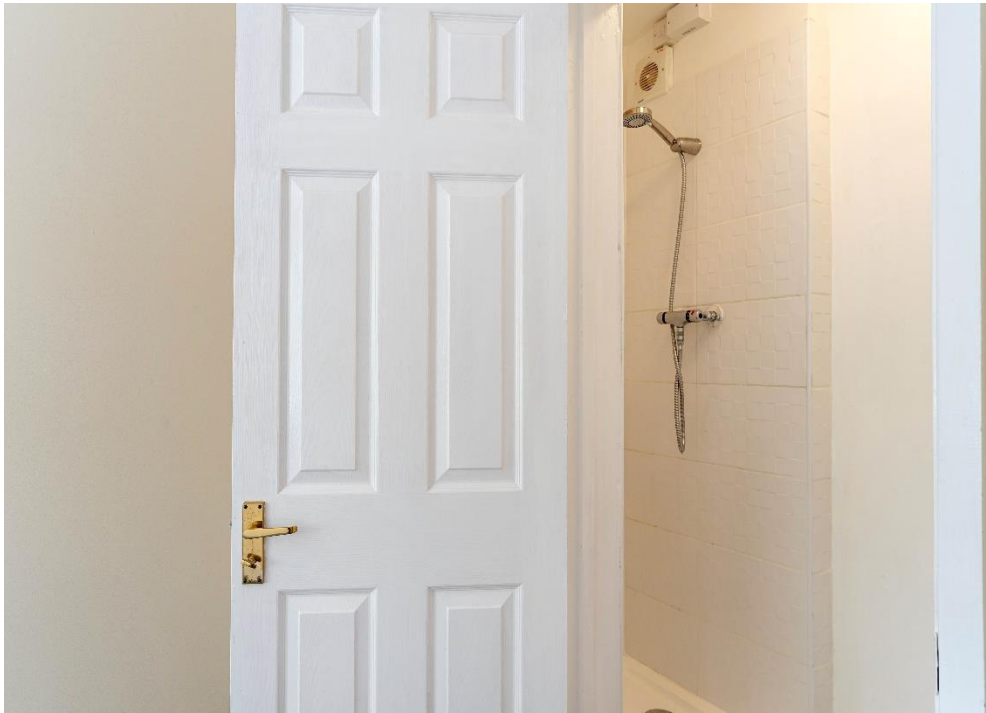


ant

Hisense

ConnectLife AutoCleaning 10.5kg

Custom Dry
Synthetic Dry
Refresh IQ
Starch Clean IQ
Baby Care IQ
New
Drum Clean

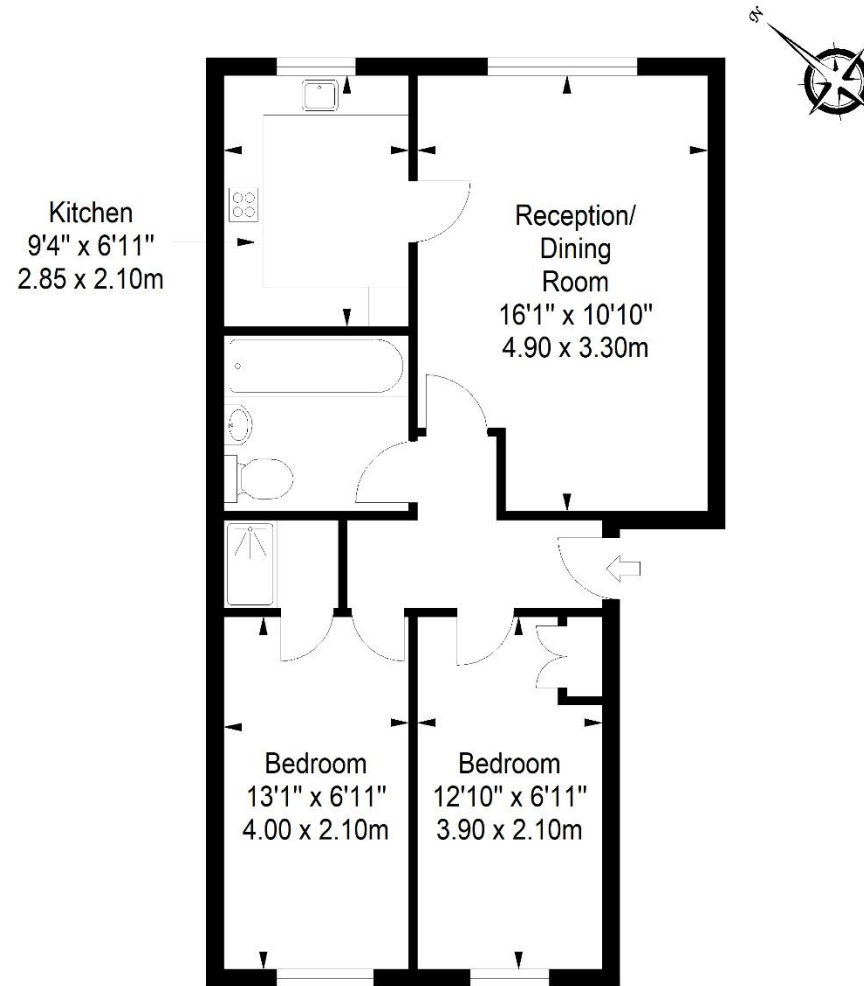




Meridian Court

Approximate Gross Internal Area

534 sq ft / 49.60 sq m



First Floor

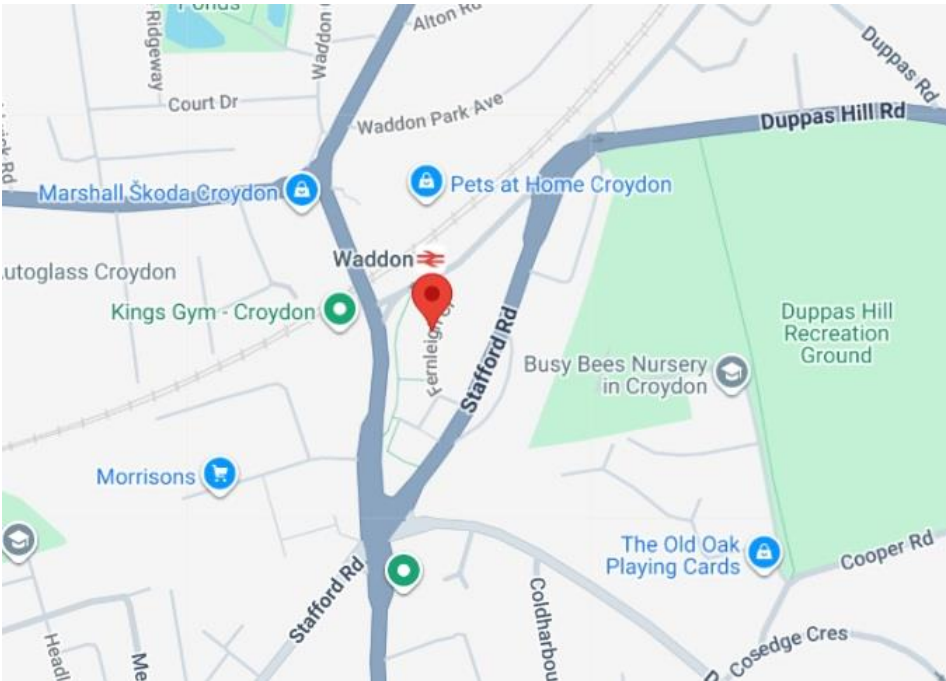
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ FIRST FLOOR FLAT
- ❖ TWO BEDROOMS
- ❖ BATHROOM & A SEPARATE EN-SUITE SHOWER
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- ❖ MOMENTS FROM WADDON TRAIN STATION
- ❖ ALLOCATED PARKING SPACE
- ❖ EPC EER C



**** Available Immediately ** Unfurnished **** A well-presented two-bedroom first floor purpose-built apartment situated within this quiet cul-de-sac, conveniently located moments from Waddon train station and nearby to multiple bus routes.

This bright & airy apartment enjoys good decor throughout, has gas central heating and is fully double glazed. Additionally, the property comes with an allocated parking bay to the rear of the building.

The accommodation comprises two double bedrooms (one with an en-suite shower cubicle), a stylish three-piece bathroom suite with shower over bath, a spacious lounge/dining room and a separate fitted kitchen with appliances included.

Furthermore, this property sits moments away from an array of local shops, is nearby the Waddon leisure centre and a short walk from the plethora of retail stores on the Purley Way, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		