

FOLKLANDS



BIRDHURST RISE, SOUTH CROYDON

GUIDE PRICE £210,000







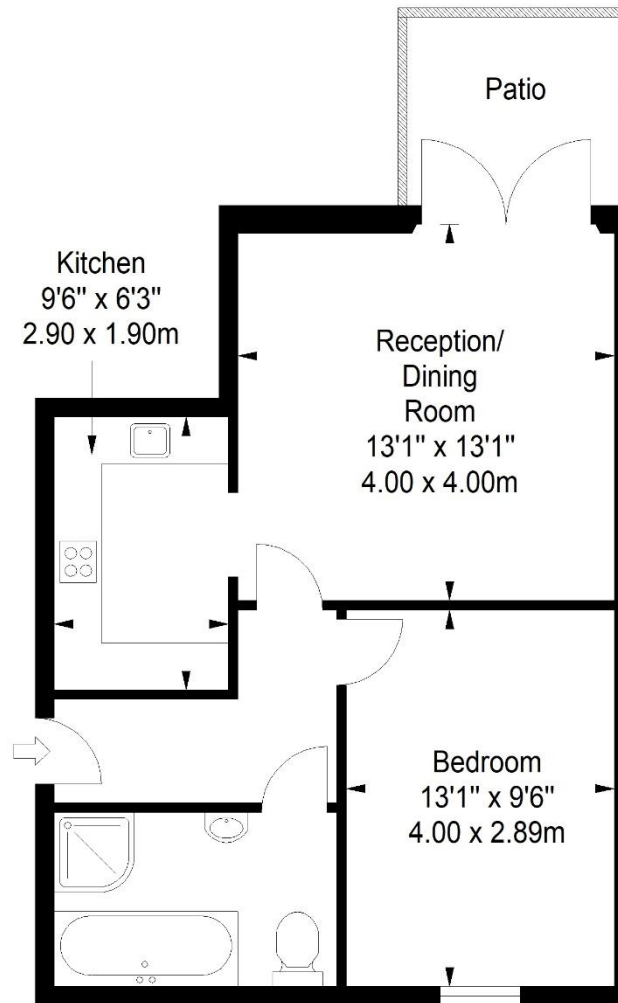




Stoneleigh Court

Approximate Gross Internal Area

473 sq ft / 44.00 sq m



Ground Floor

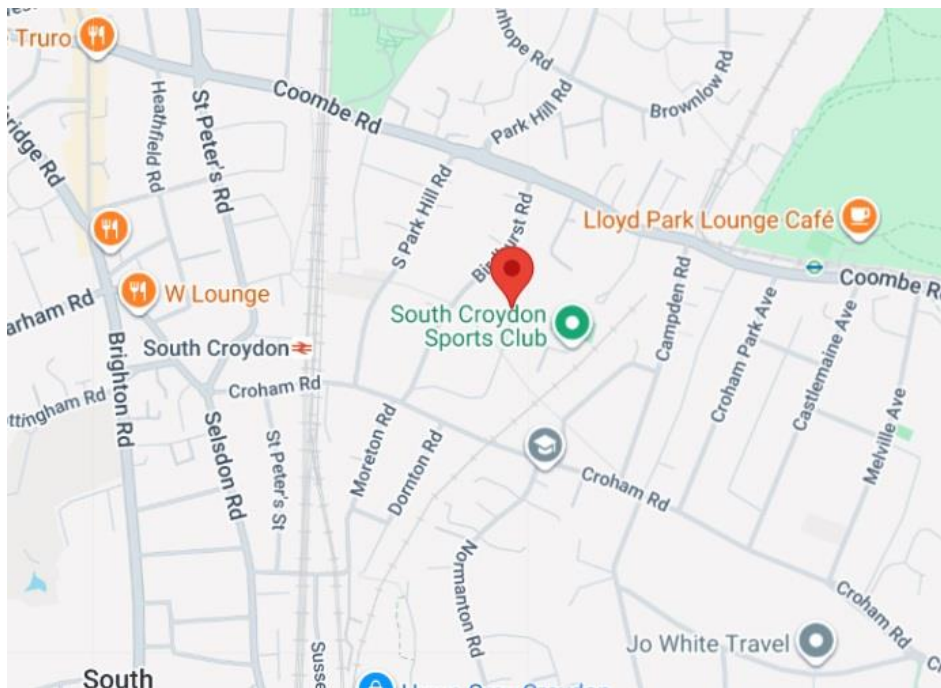
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ GROUND FLOOR APARTMENT
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ ALLOCATED PARKING SPACE & CYCLE HOUSING
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM LLOYD PARK TRAM STOP
- ❖ PRIVATE PATIO
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZED
- ❖ EPC EER C



A smartly presented one double bedroom ground floor apartment, situated within this quiet cul-de-sac, conveniently located only 0.2 miles from South Croydon train station and 0.3 miles from Lloyd Park Tram stop.

This spacious apartment boasts gas central heating, is fully double glazed and offers an allocated off-road parking bay. Being on the ground floor, there are patio doors in the living room that open onto a small private patio and the communal lawn.

The accommodation comprises one double bedroom, a modern four-piece bathroom suite with bath & separate shower cubicle, a 13'1 x 13'1 lounge/dining room with patio doors and a stylish fitted kitchen.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods, and is 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		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		