

FOLKLANDS

SOUTH PARK HILL ROAD, SOUTH CROYDON
GUIDE PRICE £375,000









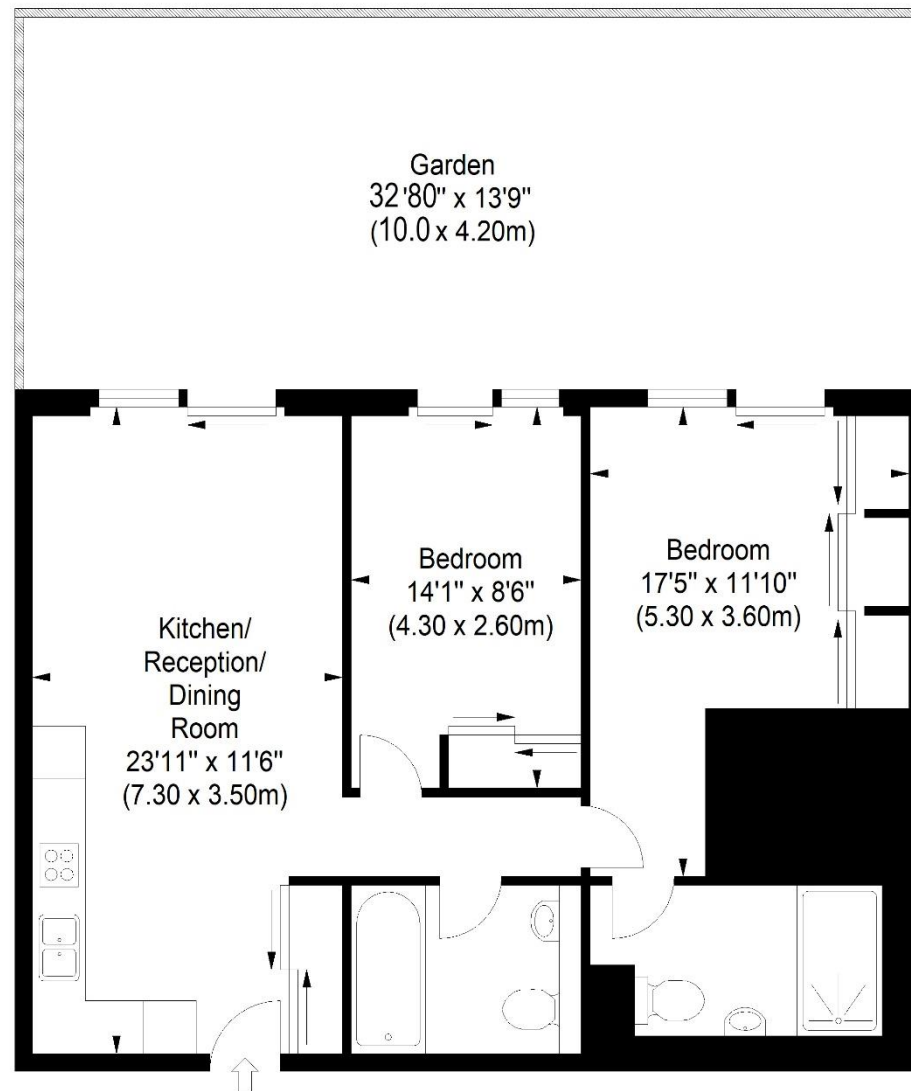






Laurel Court

Approximate Gross Internal Area
756 sq ft / 70.27 sq m



Ground Floor

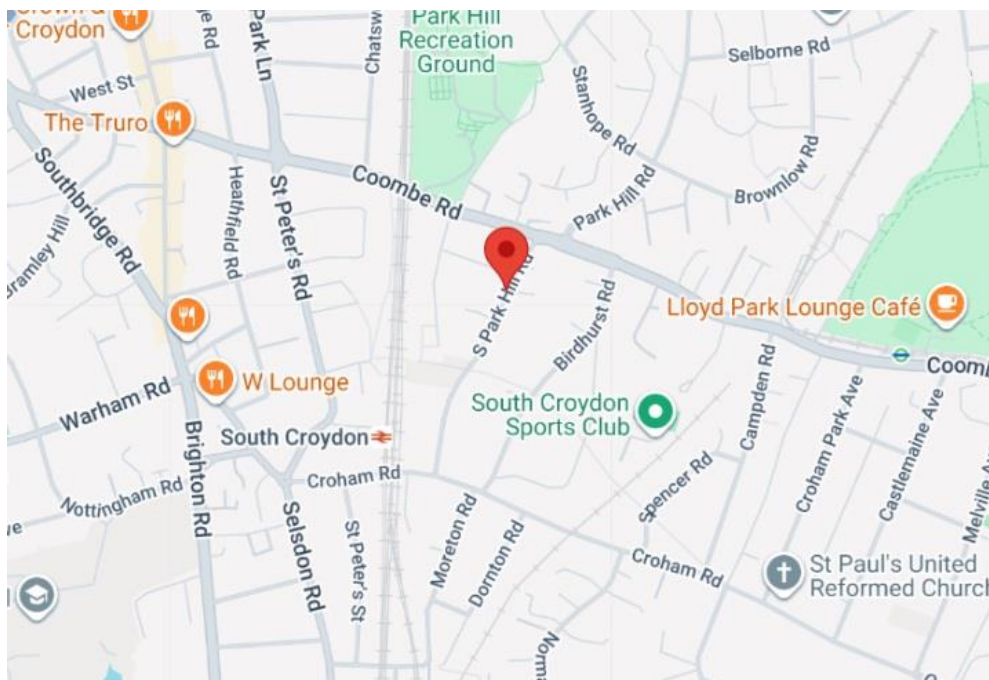
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ TWO DOUBLE BEDROOMS & TWO BATHROOMS
- ❖ GROUND FLOOR APARTMENT
- ❖ LUXURY FINISH THROUGHOUT
- ❖ GATED UNDERGROUND PARKING SPACE
- ❖ PRIVATE SOUTH FACING GARDEN
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM LLOYD PARK TRAM STOP
- ❖ CHAIN FREE
- ❖ NEWLY DEVELOPED IN 2021
- ❖ EPC EER B



**** Chain Free ** Gated Underground Parking Space ** Private South Facing Garden **** A beautifully appointed two double bedroom & two-bathroom ground floor apartment, situated within this recently developed (2021) apartment block, conveniently located only 0.2 miles from South Croydon train station, 0.4 miles from the local Tram stop & metres away from Bus Routes 64 & 433.

This spacious apartment enjoys a luxury finish throughout; it comes with a long lease and has excellent fitted storage. Externally, there is an allocated gated parking bay and a low-maintenance 32' x 13' private south facing rear garden.

The accommodation comprises two double bedrooms (each with a full range of fitted wardrobes), a stunning en-suite shower room with walk-in cubicle, a contemporary three-piece bathroom suite with shower over-bath and a 23'11 kitchen/lounge/dining room with a beautifully appointed fitted kitchen, a large utility cupboard and hard flooring. Additionally, all rooms lead directly onto the terrace/garden.

Furthermore, this property sits close by to a wide range of local conveniences, with an excellent choice of restaurants, popular coffee shops/ delis and a great array of local pubs. It is also walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. For the sportier types, South Croydon sports club is two roads away (for tennis & Badminton), there are several tennis clubs in the local vicinity and numerous golf clubs throughout the borough. 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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		