

FOLKLANDS



COTELANDS, CROYDON
GUIDE PRICE £238,000





Cotelands

Approximate Gross Internal Area
483 sq ft / 44.87 sq m



Kitchen
14'1" x 5'11"
4.30 x 1.80m

Reception/
Dining
Room
14'1" x 11'10"
4.30 x 3.60m

Bedroom
13'10" x 10'2"
4.22 x 3.10m

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 PURPOSE BUILT APARTMENT
- ❖ PRIVATE GARAGE & CHAIN FREE
- ❖ ULTRA LONG LEASE WITH OVER 900 YEARS BALANCE
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ DIRECT GARDEN ACCESS
- ❖ EPC EER C



A smartly presented one double bedroom ground floor purpose built flat, situated in the desirable Park Hill area of Croydon, which is conveniently located only 0.3 miles from East Croydon mainline train station and 0.4 miles from the local Tram stop.

Offered to the market chain free, this bright & spacious apartment features an ultra-long lease, has a private garage, and enjoys direct garden access. Additionally, the property boasts gas central heating, is fully double glazed and has 483 SQFT of floorspace.

The accommodation comprises one double bedroom, a three-piece bathroom suite with shower over-bath, a generous entrance hall with storage cupboard, a separate fitted kitchen and a 14'1 x 11'10 lounge/ dining room with fitted cupboard & direct garden access.

Furthermore, this property sits within close proximity of the highly regarded Park Hill Infant & Junior Schools, it benefits from being a short distance from all of the amenities in East Croydon & Croydon town centre and is only a few minutes away from the open green spaces of both Park Hill Park and Lloyd Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		