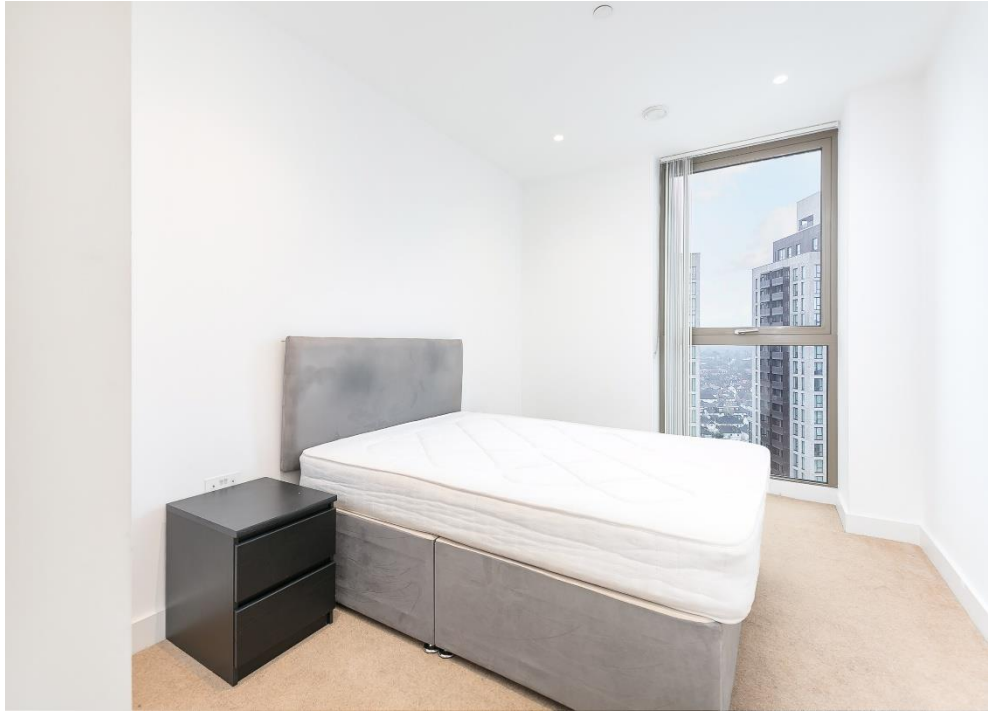
# FOLKLANDS

Caithness Walk, Croydon

Guide price £275,000

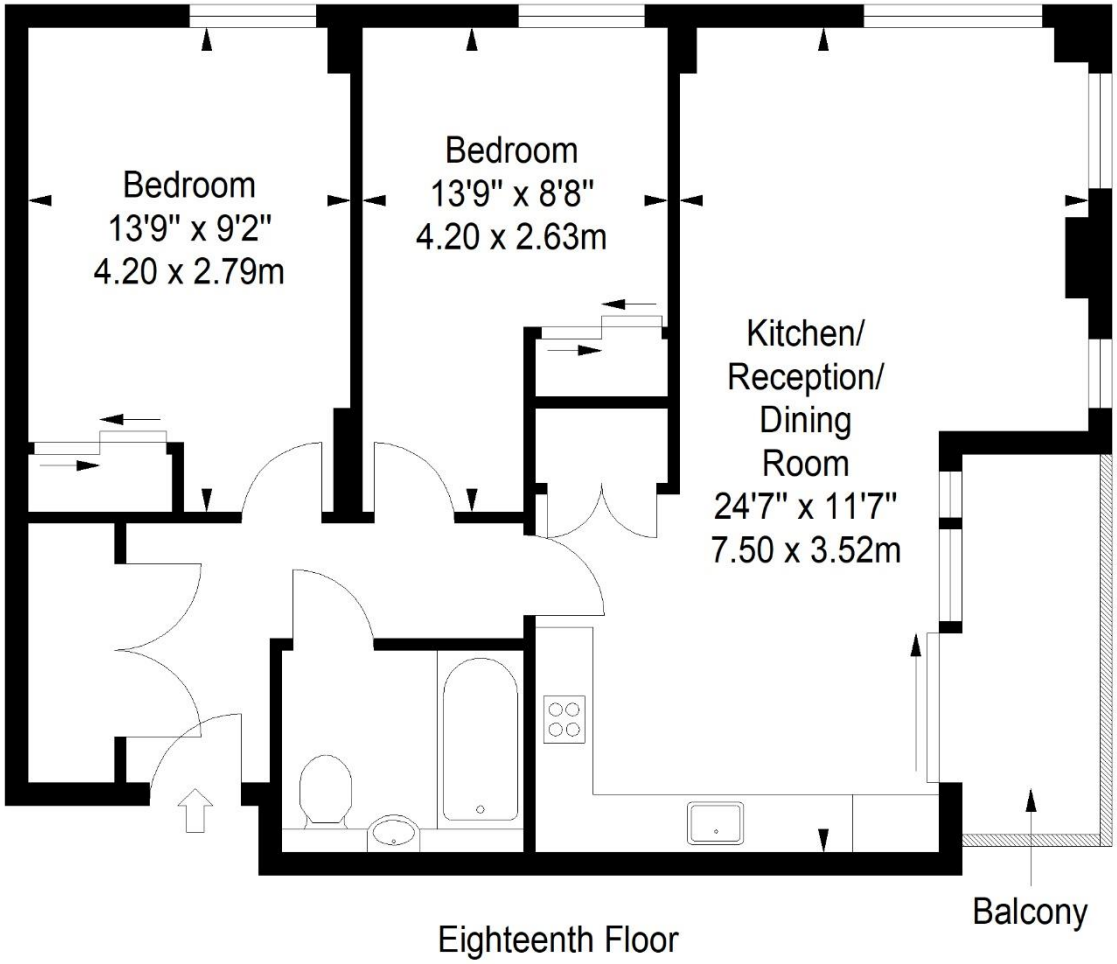


Nestlé
Southern-House.com
SERVICED OFFICES
www.amphouse.co.uk

# Vita Apartments

Approximate Gross Internal Area

643 sq ft / 59.73 sq m




Eighteenth 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

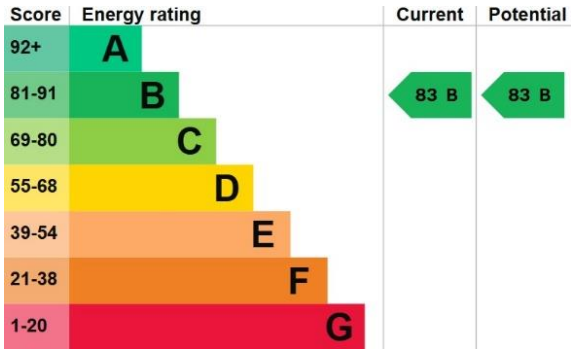
- Two Double Bedroom - Eighteenth Floor Apartment
- Large South/West Facing Private Balcony
- Residents Roof Garden & Communal Gardens
- Seconds Away from East Croydon Train Station
- 643 SQFT of Accommodation
- Stylish & Contemporary Design
- Excellent Storage
- 24'7 Open-Plan Kitchen/Living Room
- Well Presented Throughout
- EPC EER B

**** Chain Free ** A commuters Paradise ** South/West Facing ** A well-presented two double bedroom eighteenth floor apartment situated within this signature development, conveniently located moments away from East Croydon train station, which provides fast links to London Victoria, London Bridge, Kings Cross and Gatwick Airport.**

**This bright & spacious apartment offers 643 sqft of floor space, it features a large South/West facing balcony, has ample storage space and boasts a high specification throughout. Additionally, residents benefit from an on-site manager, access to a wonderful roof garden with far reaching views, communal gardens to the ground floor, and cycle storage.**

**The accommodation comprises a spacious 24'7' open-plan lounge/kitchen/diner with integrated appliances, two double bedrooms each with a large range of fitted wardrobes, a separate utility cupboard & a further hallway cupboard; and a well-appointed bathroom suite with shower over bath. The spacious private balcony enjoys an elevated South/West facing aspect and overlooks the resident's square.**

**Furthermore, this property sits moments away from the popular Boxpark complex and only a short walk to Croydon town centre with its vast array of shops, bars & restaurants. This apartment block sits in East Croydon's most prime location and for that reason we feel it would make a wonderful home and long-term investment, as Croydon undergoes its substantial regeneration.**




These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.