

FOLKLANDS

CONNERSVILLE WAY, CROYDON
MONTHLY RENTAL OF £1,850









Tudor Court, Croydon

Approximate Gross Internal Area
80.3 sq m / 864 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID709638)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ TOP FLOOR APARTMENT
- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ LARGE ROOF TERRACE & BALCONY
- ❖ PRIVATE PARKING SPACE
- ❖ TWO BATHROOMS
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ CONCIERGE SERVICE
- ❖ EPC EER B

**** Available Immediately ** Large Roof Terrace ** Private Parking Space **** A well-presented two double bedroom top floor apartment situated within this superbly designed & recently built development, conveniently located moments from the local tram stop and approximately 0.4 miles from Waddon train station.

Offered to the market as unfurnished. With 864 SQFT of floor space this spacious apartment boasts a private parking space, a large West facing roof terrace, it has a high energy rating and ample storage. Additionally, residents of this apartment will benefit from the developments concierge service and have access to well-kept communal grounds.

The accommodation comprises a master bedroom with a full range of built in wardrobes, a private balcony & an en-suite shower room, a second double bedroom, two large utility cupboards with plumbing for a washing machine & plenty of storage space, a stylish three-piece bathroom suite and a 21' x 13' open plan kitchen/living room with a patio door leading directly onto the substantial roof terrace.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.



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