



2 Bedrooms | 2 Bathrooms | 1 Reception Room

Flat 2, Longus Point

Braemar Avenue | South Croydon | CR2 0QA

£375,000

LOFT

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- Stunning 2 double bedroom ground floor apartment built in 2023
- En-suite shower room to main bedroom
- Under floor heating throughout
- Triple glazed windows
- Great size private terrace, communal bike shed
- Modern fitted kitchen with integrated SMEG appliances
- Short stroll to Purley Oaks station and amenities
- Free on street parking

GROUND FLOOR

Entrance Hall

Kitchen/Reception Room

21'8 x 14'1 (6.60m x 4.29m)

Bedroom 1

12'6 x 11'9 (3.81m x 3.58m)

En-Suite Shower Room

Bedroom 2

15'7 x 9'2 (4.75m x 2.79m)

Bathroom

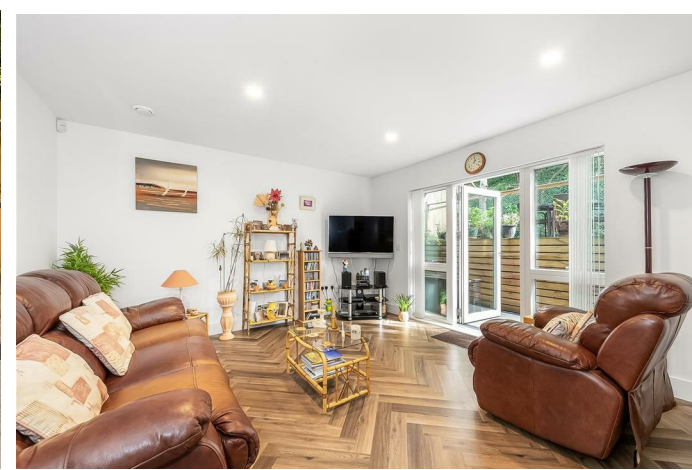
OUTSIDE

Terrace

29'0 x 4'5 (8.84m x 1.35m)

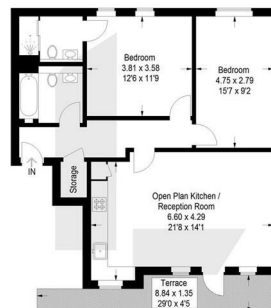
Private Patio

Communal Bike Shed



Longus Point, CR2

Approximate Gross Internal Area
76.7 sq m / 816 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1338573)



EPC Rating: B

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