



**Franklin Way, Croydon CR0 4UY**



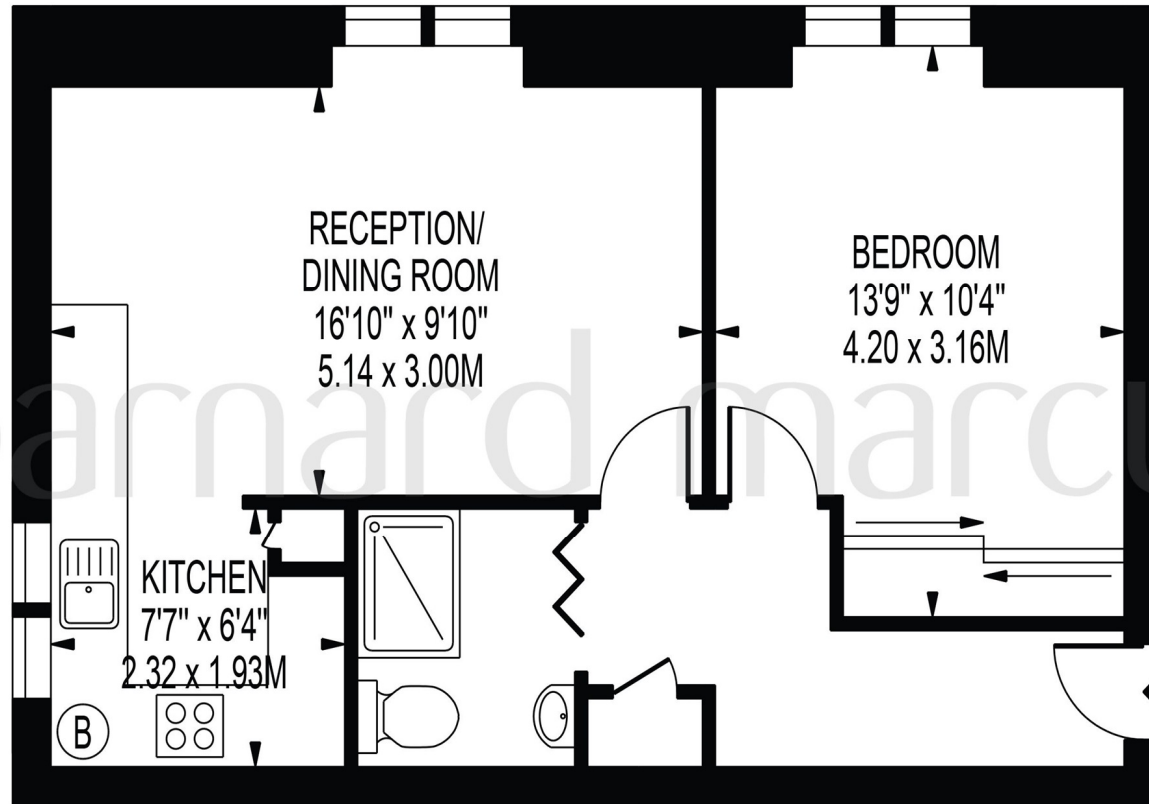
**welcome to**  
**Franklin Way, Croydon**

This well-presented purpose-built ground floor flat from the 1990s offers comfort, bright living spaces, and an unbeatable location. Ideal for first-time buyers or investors, the property is move-in ready and packed with sought-after features.



# FRANKLIN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 469 SQ FT - 43.53 SQ M



## GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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Upon entering, the welcoming entrance hall includes a handy storage cupboard, perfect for keeping essentials neatly tucked away. The double bedroom boasts a built-in wardrobe, providing ample storage while maintaining a sleek, uncluttered feel. The heart of the home is the bright and airy reception/diner, a versatile living space that flows naturally into the well-appointed kitchen area, complete with a built-in oven and hob.

Designed to maximize space and natural light, the flat benefits from double glazing and gas central heating, ensuring comfort and energy efficiency year-round. Outside, residents have access to communal gardens, perfect for relaxing outdoors, along with the convenience of an allocated parking space.

Situated in an excellent location, this property is perfect for those seeking a blend of style, space, and convenience. With its layout and move-in-ready condition, it represents a fantastic opportunity for both first-time buyers and investors alike.

The Tramlink stop at Therapia Lane is a stone's throw away, providing an easy link to tube, train and Overground services and there are also regular bus routes close at hand. Croydon's out of town shopping and leisure facilities are also all within easy reach.

**welcome to**

## **Franklin Way, Croydon**

- Purpose built
- Ground floor
- Double bedroom
- Excellent location
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



**view this property online** [barnardmarcus.co.uk/Property/CRY113260](https://barnardmarcus.co.uk/Property/CRY113260)



Property Ref:  
CRY113260 - 0002

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Please note the marker reflects the  
postcode not the actual property



**barnard marcus**



**020 8680 9226**



[croydon@barnardmarcus.co.uk](mailto:croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, CROYDON,  
Surrey, CR0 6AA



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**