

FOLKLANDS



WADDON WAY, CROYDON

GUIDE PRICE £330,000







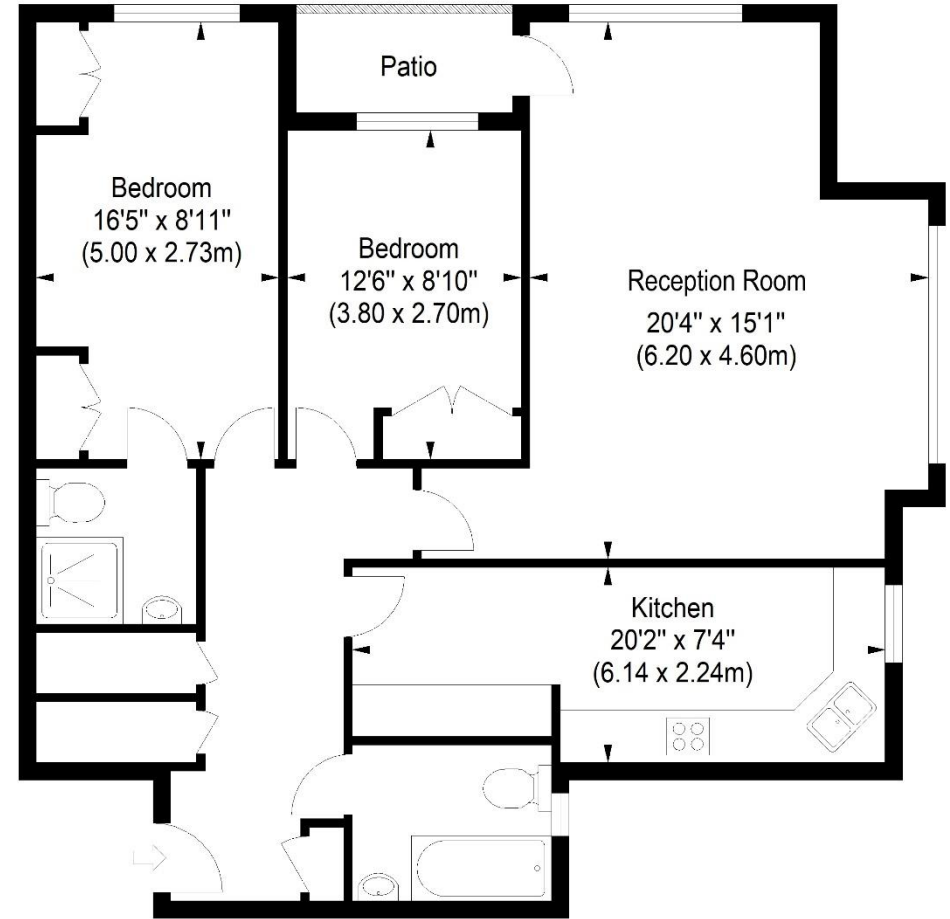






## Pennine Court

Approximate Gross Internal Area  
940 sq ft / 87.34 sq m



Ground Floor

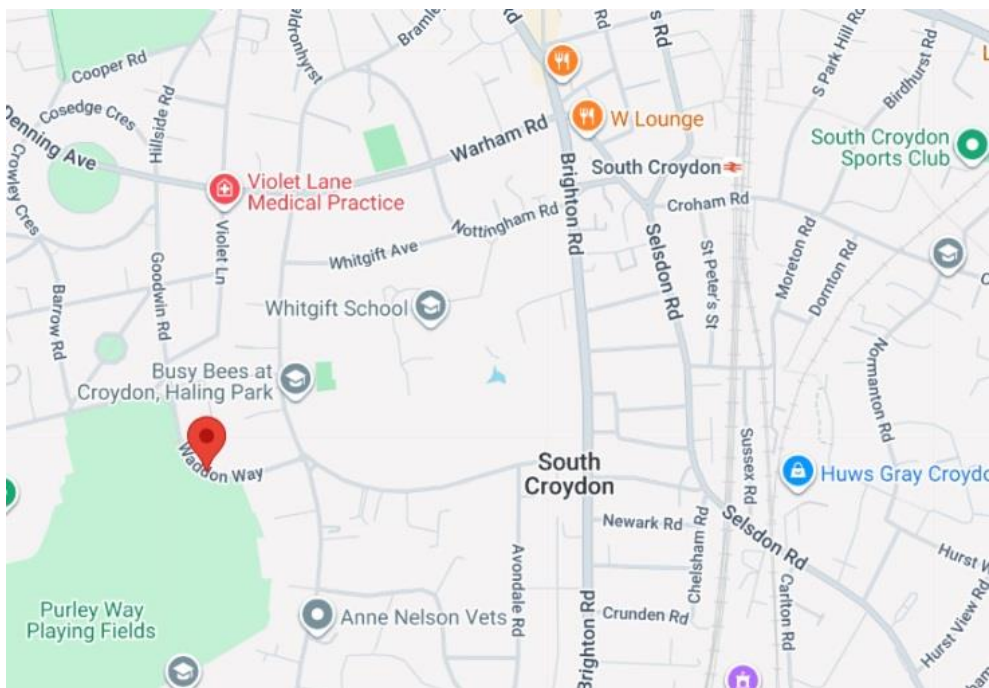
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ TWO DOUBLE BEDROOM & TWO BATHROOM
- ❖ GROUND FLOOR PURPOSE BUILT APARTMENT
- ❖ GATED DEVELOPMENT
- ❖ EXCEPTIONALLY SPACIOUS - 940 SQFT
- ❖ ALLOCATED PARKING SPACE
- ❖ CHAIN FREE
- ❖ SMARTLY PRESENTED
- ❖ PRIVATE PATIO OPENING ONTO LAWN
- ❖ 0.7 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EPC EER D



**\*\* Chain Free \*\* Gated Development \*\*** A smartly presented two double bedroom & two-bathroom ground floor purpose-built apartment, situated within this private gated development, favourably located on the edge of the Purley Way playing fields and conveniently positioned only 0.7 miles from South Croydon train station.

This larger than average apartment offers 940 SQFT of floorspace, has good decor throughout, there is ample fitted storage and boasts plantation shutters on all windows. Additionally, the flat is fully double glazed, there is thermostatically controlled underfloor heating in each room and a strong specification throughout.

Externally, the property enjoys a private patio that opens directly onto the communal lawn, there is residents cycle housing and an allocated parking bay. The accommodation comprises two double bedrooms (Each with fitted wardrobes), a stylish en-suite shower room, a smartly appointed family bathroom suite, a 20' separate fitted kitchen with granite worktops, a generous entrance hall with storage cupboards and a 20'4 x 15'1 lounge/ dining room with door leading onto the private patio.

Furthermore, this property sits moments away from the local bus stop, it is adjacent to the open green spaces of the Purley Way playing fields and a short walk to the plethora of shops, cafes and restaurants in South Croydon. We feel that this property will make an excellent first time buy or an ideal home to downsize into.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		