

# FOLKLANDS

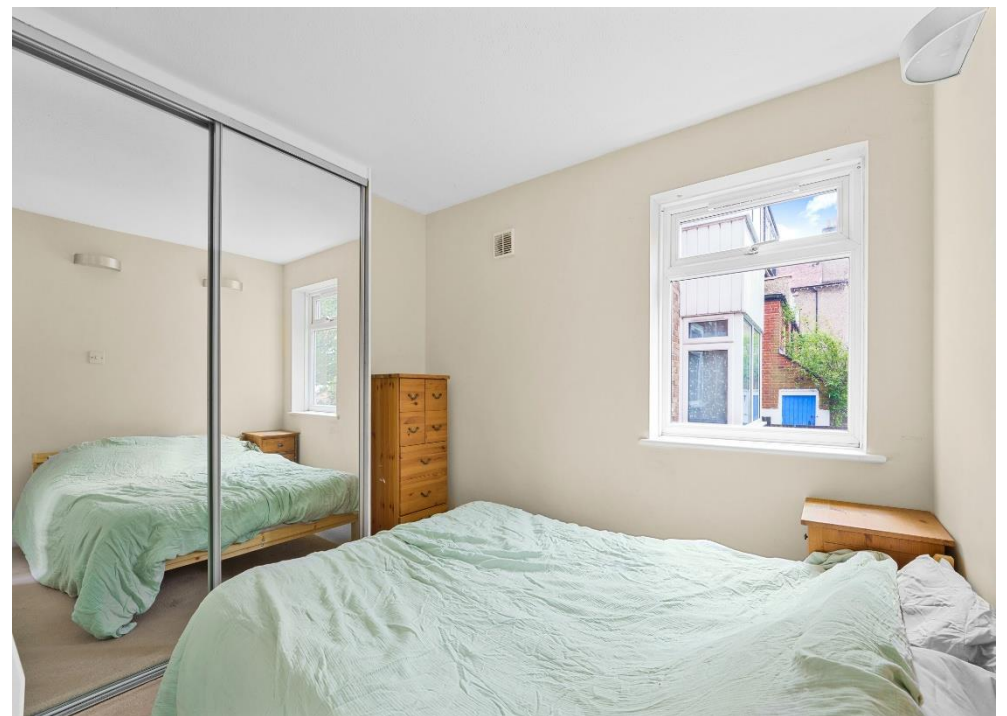


MAYFIELD ROAD, SOUTH CROYDON

GUIDE PRICE £200,000







**Longacre Court, 21 Mayfield Road, CR2 0BG**  
Approximate Gross Internal Area = 36.33 sq.m / 391 sq.ft

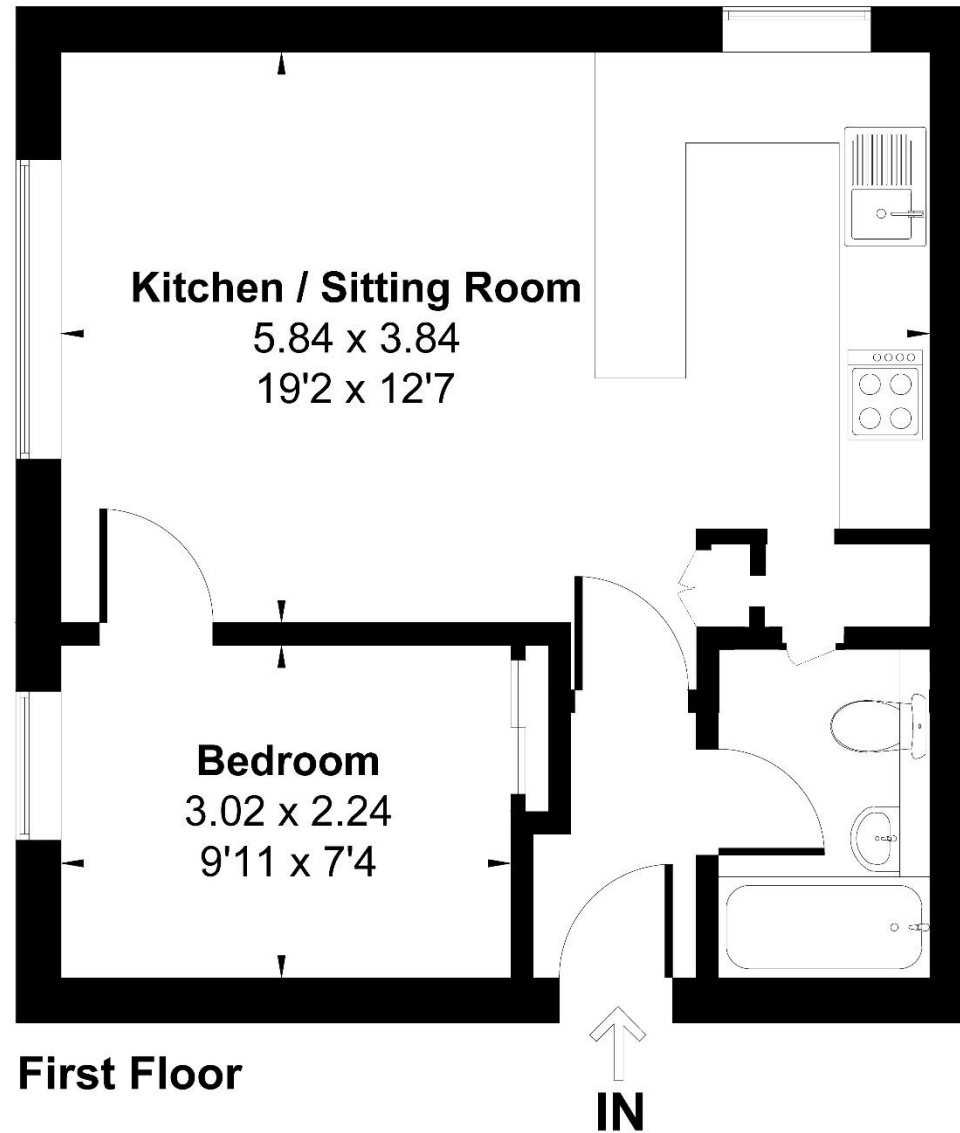
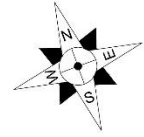


Illustration for identification purpose only, measurements approximate and not to scale.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

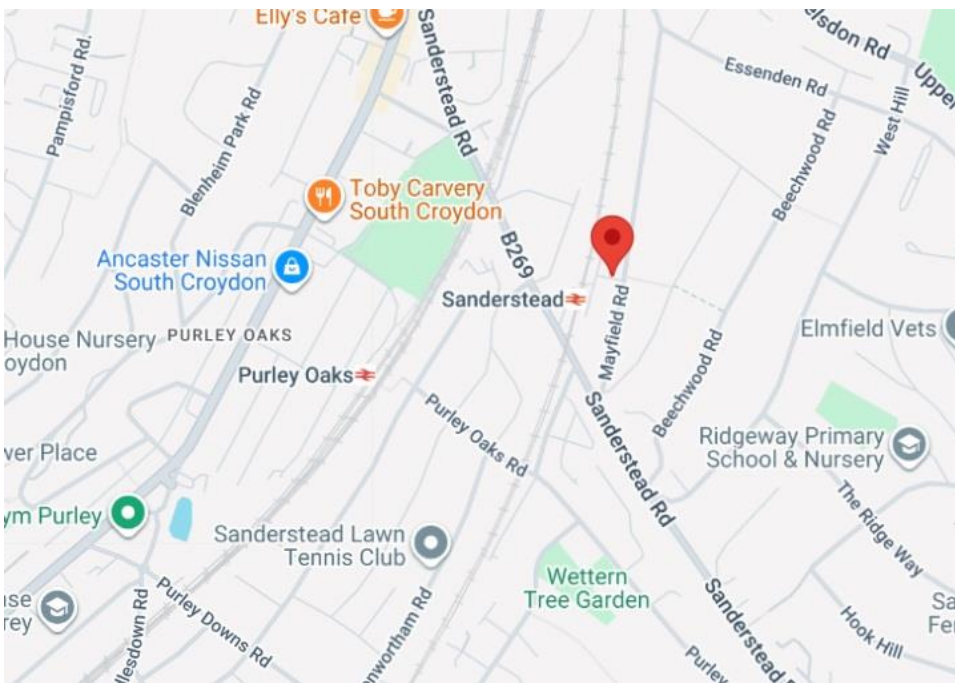
- ❖ ONE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ SHARE OF FREEHOLD & LONG LEASE
- ❖ ALLOCATED PARKING SPACE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ FULLY DOUBLE GLAZED
- ❖ MOMENTS FROM SANDERSTEAD TRAIN STATION
- ❖ LOW SERVICE CHARGE & ZERO GROUND RENT
- ❖ CHAIN FREE
- ❖ EPC EER C

**\*\* Chain Free \*\* Share of Freehold & Long Lease \*\* Low Service Charge \*\* Allocated Parking Space \*\* A well-presented one double bedroom first floor flat situated within this desirable residential area and conveniently located seconds away from Sanderstead train station & 0.3 miles from Purley Oaks train station.**

**This bright & airy property is fully double glazed; it has good storage and comes with an allocated parking bay. Additionally, there is a share of freehold, a long lease and a well-kept communal lawn.**

**The accommodation comprises one double bedroom with a fitted wardrobe cupboard, a 19'2 dual-aspect kitchen/living room, ample hallway storage and a stylish three-piece bathroom suite with a shower over-bath.**

**Furthermore, this property sits moments away from an array of local shops, cafes & restaurants, it is only minutes away from both South Croydon recreation ground & the pretty Wettren Tree gardens and is within an easy reach of both Purley & Croydon town centres.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		