

FOLKLANDS



MUGGERIDGE CLOSE, SOUTH CROYDON

GUIDE PRICE £235,000











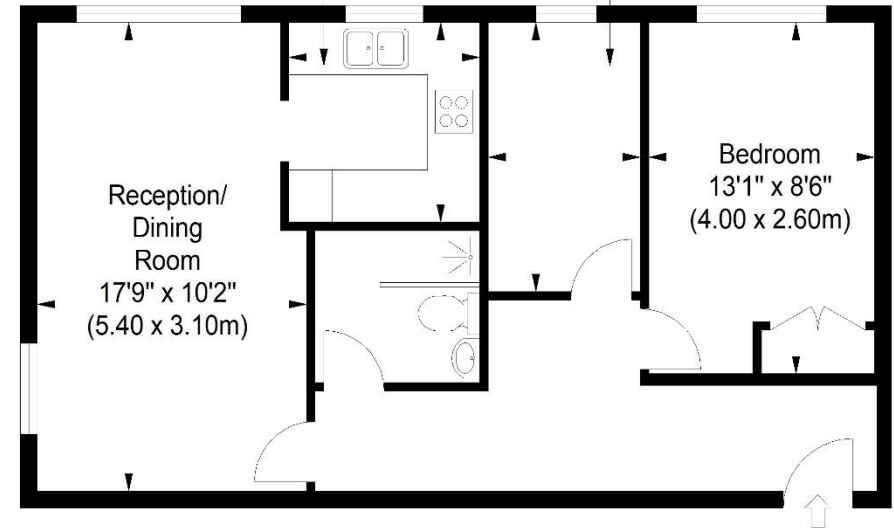
## Muggeridge Close

Approximate Gross Internal Area

559 sq ft / 51.93 sq m

Kitchen  
7'7" x 7'3"  
(2.30 x 2.20m)

Bedroom  
10'2" x 5'8"  
(3.10 x 1.73m)



First 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

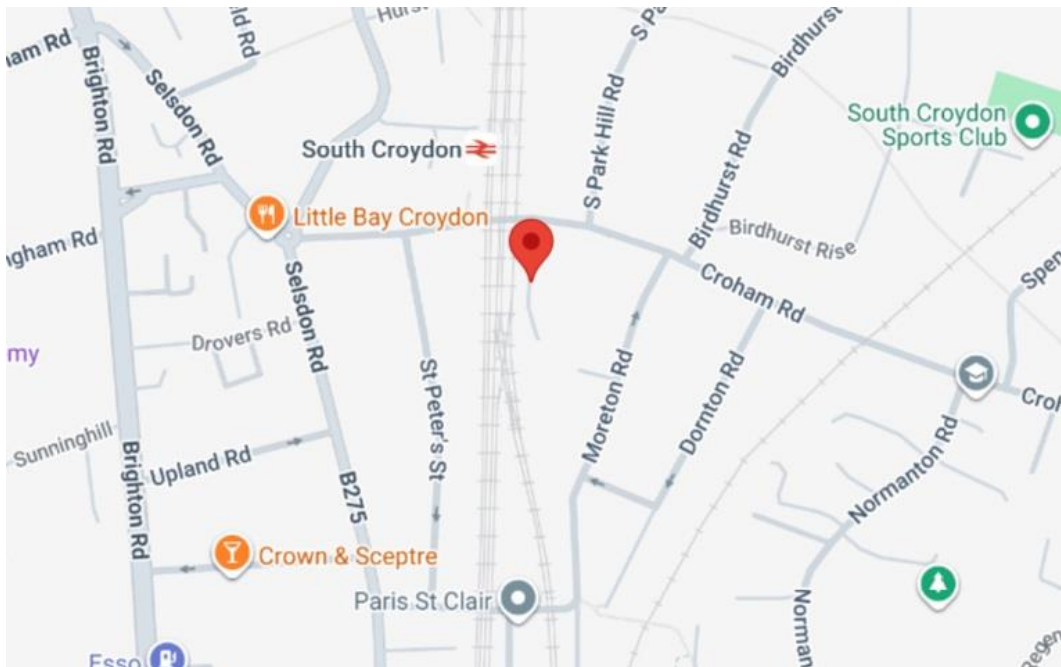
- ❖ TWO BEDROOM
- ❖ FIRST FLOOR APARTMENT
- ❖ ALLOCATED PARKING SPACE
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ CUL-DE-SAC LOCATION
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ WELL MAINTAINED DEVELOPMENT
- ❖ COMMUNAL GARDENS
- ❖ FAVOURABLE ASPECT - REAR SIDE OF BUILDING
- ❖ EPC EER C

**\*\* Chain Free \*\* Allocated Parking Bay \*\*** A smartly presented two-bedroom first floor apartment, situated at the rear of the building overlooking the communal grounds, conveniently located only 0.1 miles from South Croydon train station and nearby the 64 & 433 bus stop.

This bright & airy apartment features excellent decor throughout, it boasts an allocated parking space and has further parking for visitors. The property is fully double glazed, it enjoys a high energy rating (C) and residents benefit from a large well-tended communal garden.

The accommodation comprises a main bedroom with a full range of fitted wardrobes, a second bedroom, a stylish three-piece shower room suite with large walk-in cubicle, a 17'9 dual aspect lounge/dining room and a modern fitted kitchen.

Furthermore, this property sits close by to a wide range of local conveniences, it is within an easy reach of Croydon's famous restaurant quarter and is walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. In our opinion, this property would make an ideal first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		