

FOLKLANDS



NORMANTON ROAD, SOUTH CROYDON

MONTHLY RENTAL OF £1,650







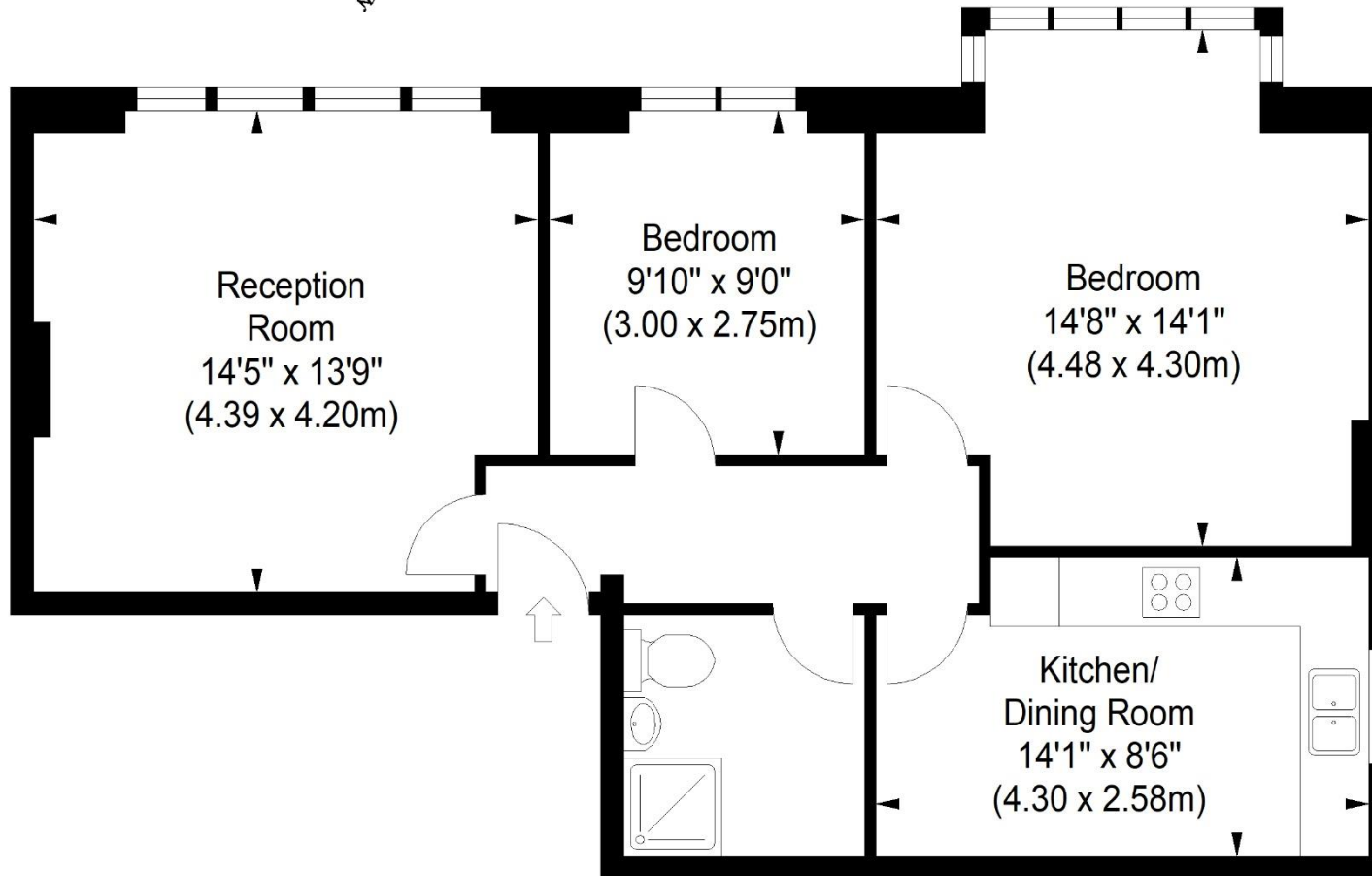






Normanton Road

Approximate Gross Internal Area
699 sq ft / 64.90 sq m

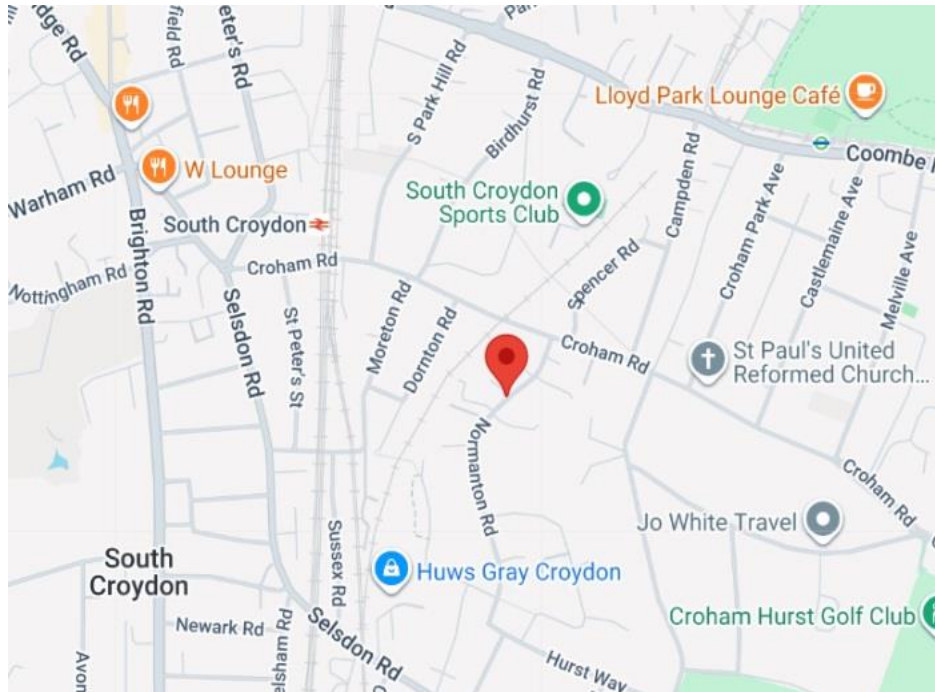


First Floor

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

- ❖ AVAILABLE IMMEDIATELY
- ❖ PART-FURNISHED
- ❖ TWO BEDROOM - FIRST FLOOR FLAT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ ALLOCATED PARKING BAY & COMMUNAL GARDEN
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM LLOYD PARK TRAM STOP
- ❖ EXCEPTIONALLY HIGH CEILINGS
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ EPC EER TO FOLLOW



**** Available Immediately ** Part Furnished ****
Allocated Off-Road Parking Space ** A superbly presented two-bedroom first floor flat situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station and 0.5 miles from Lloyd Park Tram stop.

Offered to the market as part-furnished, this bright & airy apartment benefits from an allocated parking bay, access to the communal gardens and enjoys high ceilings throughout. Additionally, there is gas central heating via a modern combi-boiler and extra-large windows in the principal rooms, making it bright & airy.

The accommodation comprises one exceptionally large double bedroom, a large single bedroom/home office, a stylish fitted kitchen with integrated appliances & space for a dining table, a contemporary three-piece shower room with walk-in cubicle, and a 14'5 x 13'9 reception room.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park and a short distance to a wide range of shops, cafes & restaurants in South Croydon. We feel that this property would make an ideal home for a professional couple.