

FOLKLANDS



BRAEMAR AVENUE, SOUTH CROYDON

GUIDE PRICE £165,000



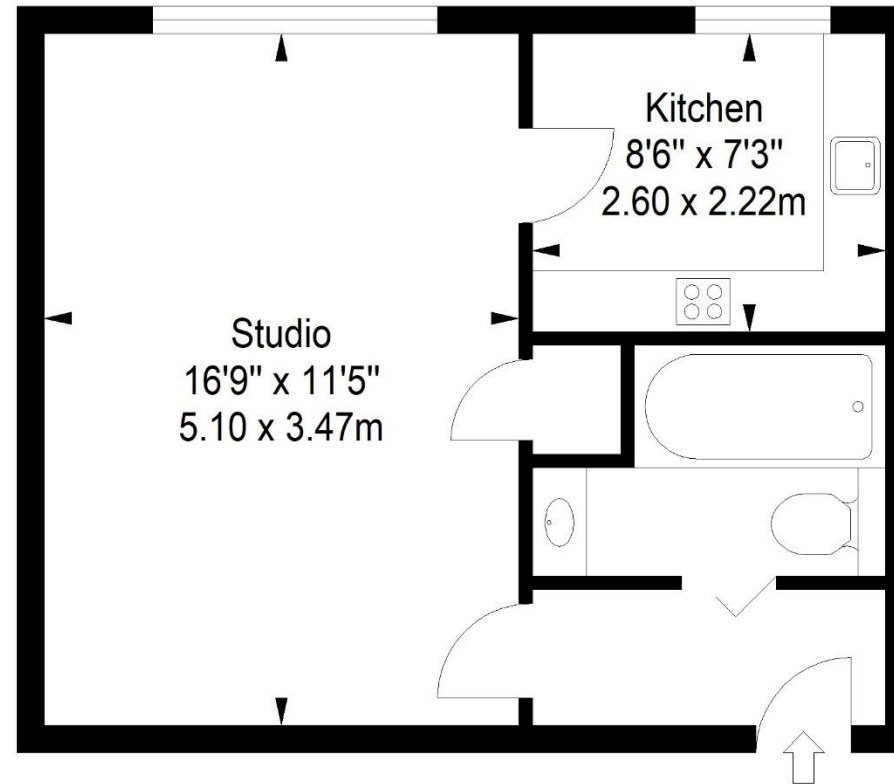




Kate Court

Approximate Gross Internal Area

340 sq ft / 31.62 sq m

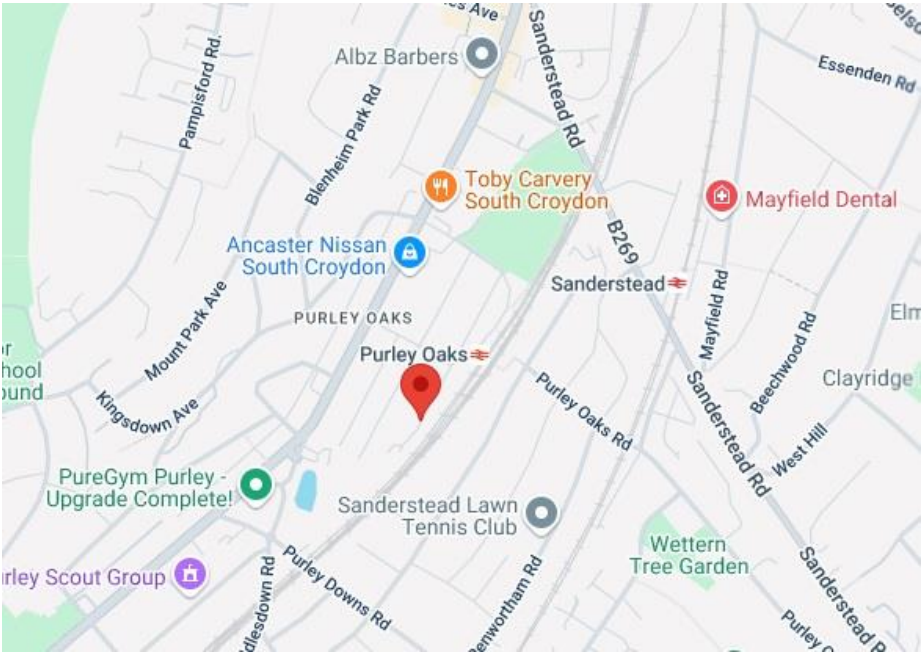


First Floor

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

- ❖ FIRST FLOOR STUDIO APARTMENT - RECENTLY RENOVATED
- ❖ BRAND NEW DOUBLE GLAZED WINDOWS
- ❖ EXTENDED LEASE WITH CIRCA 177 YEARS
- ❖ ALLOCATED OFF ROAD PARKING BAY
- ❖ 250M FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ CUL-DE-SAC LOCATION
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



**** Chain Free ** Extended Lease ** Allocated Parking Bay ****
Brand New Double Glazed Windows ** A bright & airy first floor purpose-built studio flat situated within a cul-de-sac location, conveniently positioned only 250m from Purley Oaks train station & 0.4 miles from Sanderstead train station, which collectively offer frequent services to London Bridge and London Victoria train stations.

With a south facing aspect, this superbly presented apartment has hard flooring throughout, there is secondary glazing, a recently replaced hot-water cylinder and loft access. The new owner will benefit from an extended lease with circa 177 years in balance and the flat was fully re-wired in 2020. Externally, there is an allocated off-road parking bay and a communal garden.

The accommodation comprises large studio room, a separate stylish fitted kitchen and a modern three-piece bathroom suite with shower over-bath.

Furthermore, this property sits moments from the open green spaces of South Croydon recreational grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		