

FOLKLANDS



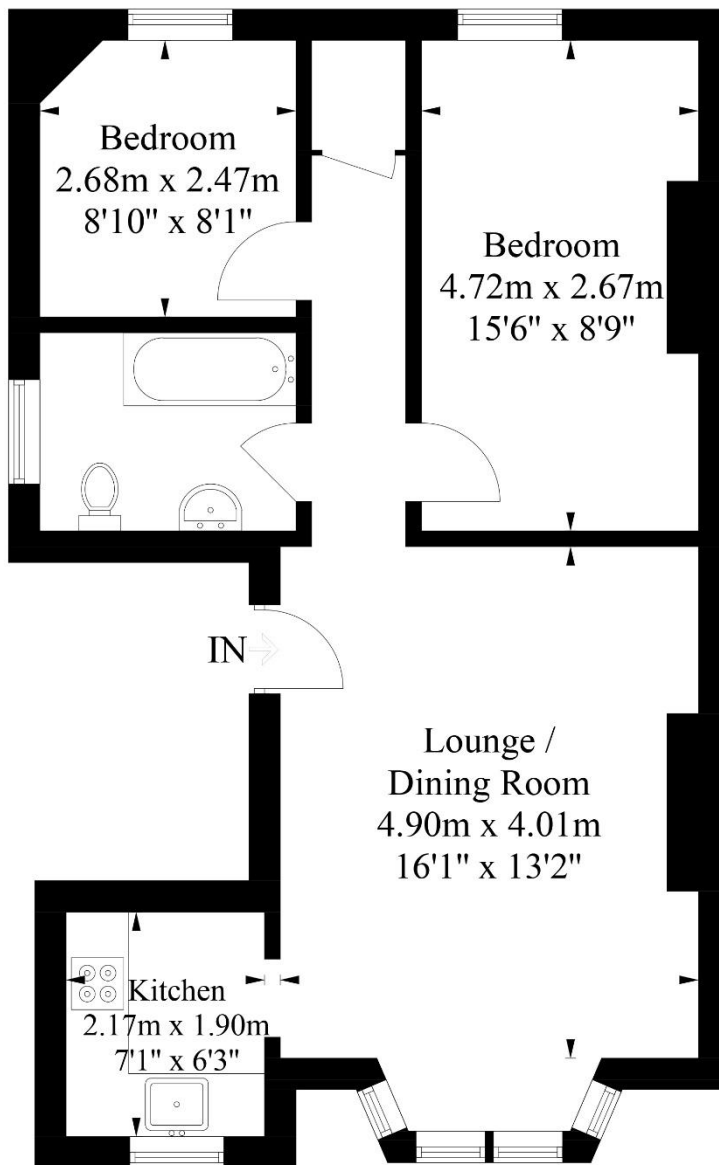
ADDISCOMBE ROAD, CROYDON
MONTHLY RENTAL OF £1,475





Addiscombe Road, Croydon

Approximate Gross Internal Area = 55.5 sq m / 597 sq ft



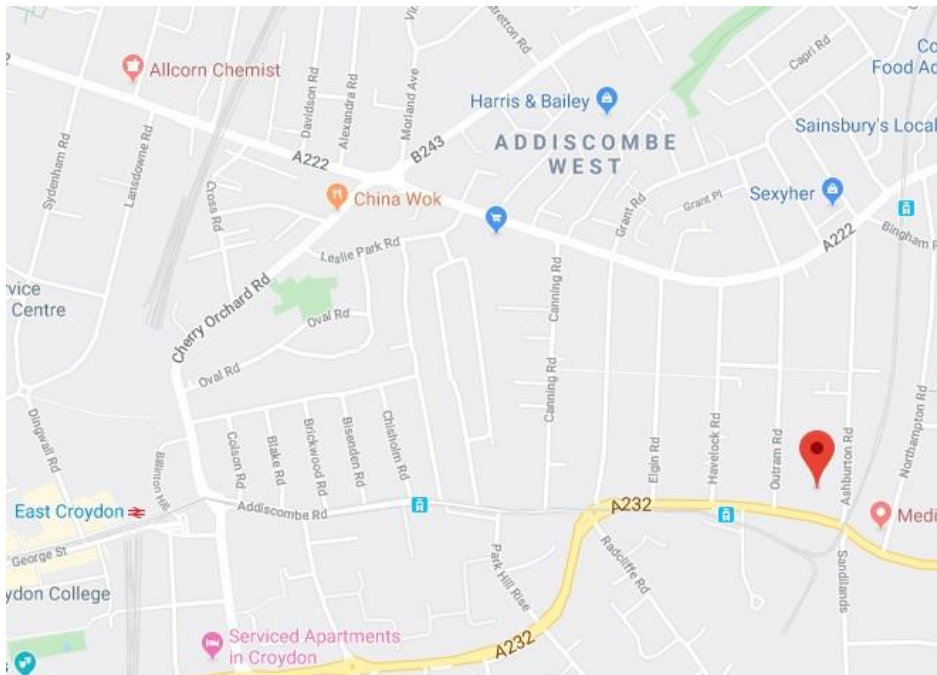
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID607755)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ PART-FURNISHED
- ❖ TWO BEDROOMS (1 DOUBLE & 1 SINGLE)
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ MOMENTS FROM SANDILANDS TRAM STOP
- ❖ LARGE LOUNGE/DINING ROOM
- ❖ WALKING DISTANCE TO LLOYD PARK
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ WELL DECORATED THROUGHOUT



**** Available Immediately ** Part-Furnished **** A spacious two-bedroom first floor conversion flat conveniently located moments from Sandilands Tram stop and only 0.8 miles from East Croydon train station.

This bright & airy apartment is offered as part-furnished, is well decorated, boasts a stylish fitted kitchen, there is gas central heating via a modern combi-boiler, and the property enjoys high ceilings throughout.

The accommodation comprises a 15'5 master bedroom, a single second bedroom, a modern three-piece bathroom suite with shower over bath & fitted washing machine, a large hallway storage cupboard, a bay fronted lounge/dining room and a contemporary fitted kitchen with appliances included.

Furthermore, this property is within close proximity to a plethora of shops, cafes & supermarkets on Addiscombe high street and moments away from the open green spaces of Lloyd Park.

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