

FOLKLANDS



AVONDALE ROAD, SOUTH CROYDON

GUIDE PRICE £289,950





















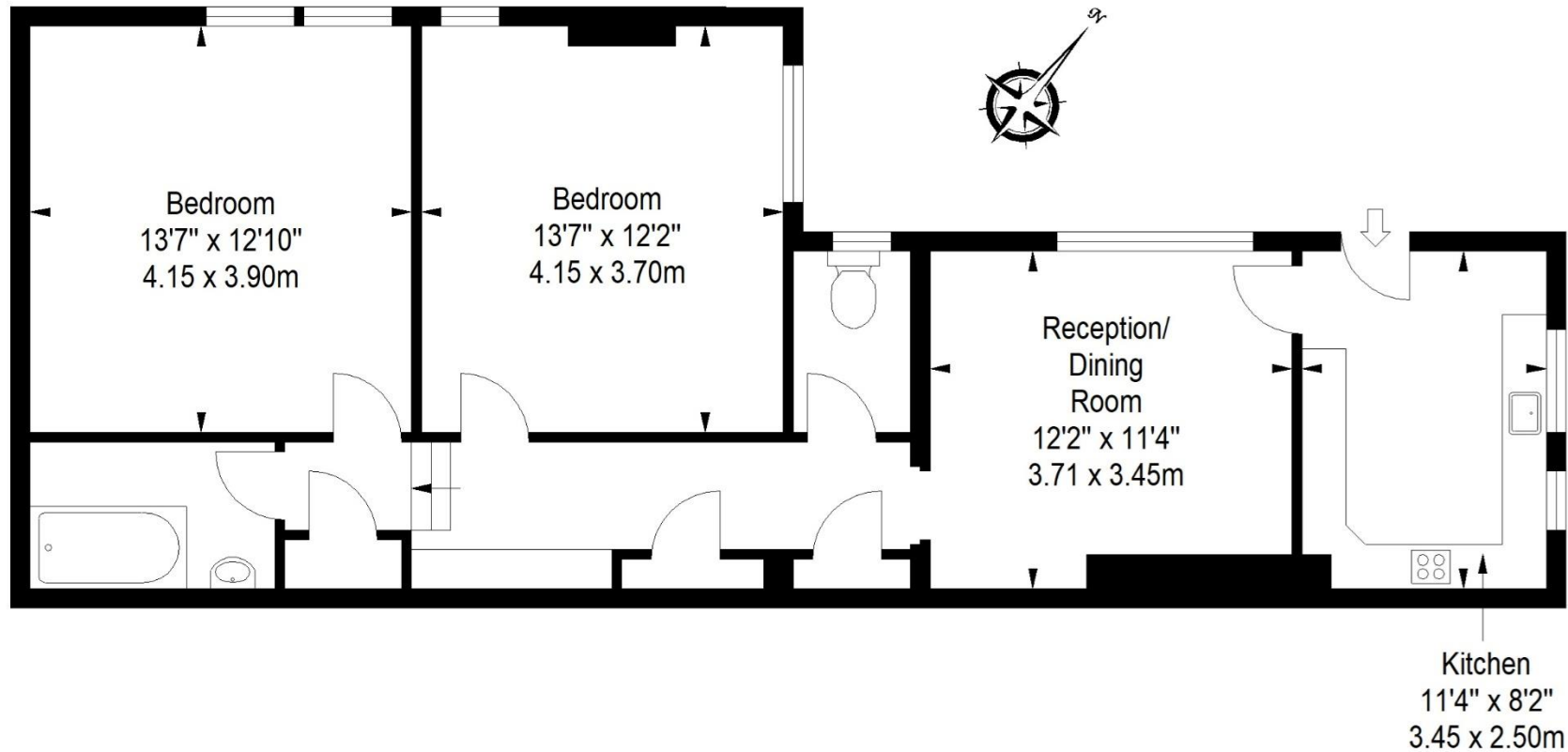




# Avondale Road

Approximate Gross Internal Area

766 sq ft / 71.18 sq m



## Ground 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 DOUBLE BEDROOM
- ❖ LOWER GROUND FLOOR FLAT
- ❖ DIRECT ACCESS TO COMMUNAL PATIO AND LARGE LAWN
- ❖ SHARE OF FREEHOLD
- ❖ PRIVATE ENTRANCE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER C



**\*\* Share of Freehold \*\*** A well-presented lower ground floor flat, situated in this popular residential road, conveniently located 0.5 miles from South Croydon train station & 0.6 miles from Sanderstead train station.

This bright & airy property enjoys high ceilings, is fully double glazed and has gas central heating. There is a share of freehold and a favourable arrangement where the three property owners self-manage the building. Currently, there are no fixed service charges, there is no ground rent, and the buildings insurance is split three ways each year. Additionally, the property benefits from a private entrance and is the only flat with direct access to the communal patio & large lawn.

The accommodation comprises two large double bedrooms, a study area, a smartly presented bathroom with shower over-bath, a separate WC, ample hallway storage, a reception room and a separate fitted kitchen.

Furthermore, this property sits moments from the open green spaces of Haling Grove Park and is a short walk from a wide range of local convenience stores, cafes and restaurants. The property is also conveniently positioned equidistant between both Purley & Croydon town centres. In our opinion, this property would make an excellent first-time-buy or long-term investment.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |