

FOLKLANDS

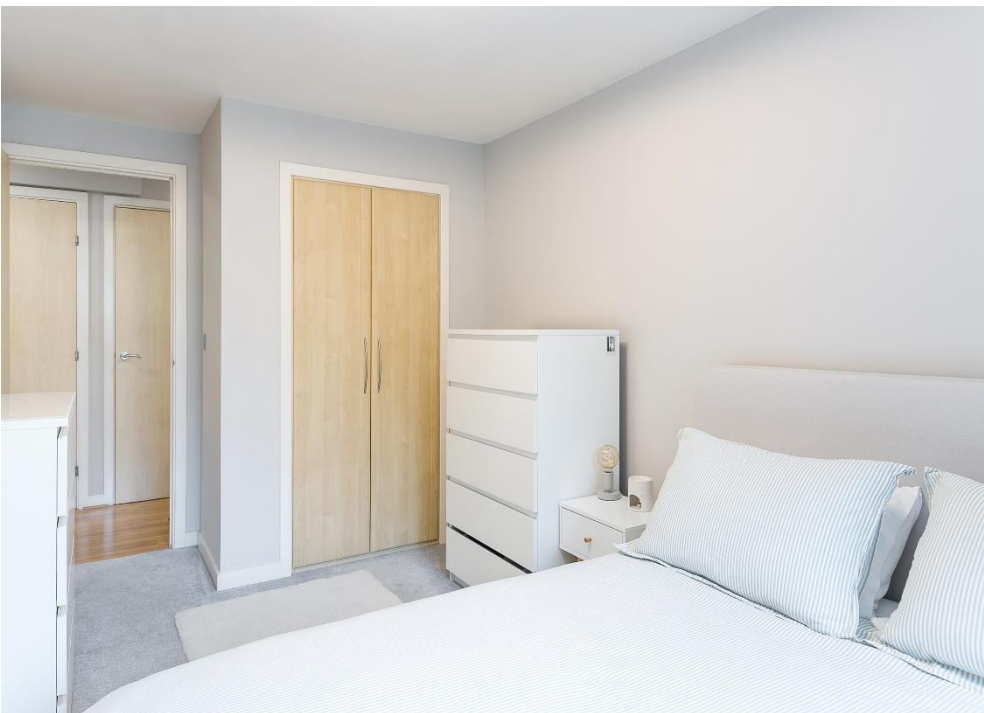


HALING PARK ROAD, SOUTH CROYDON

GUIDE PRICE £260,000









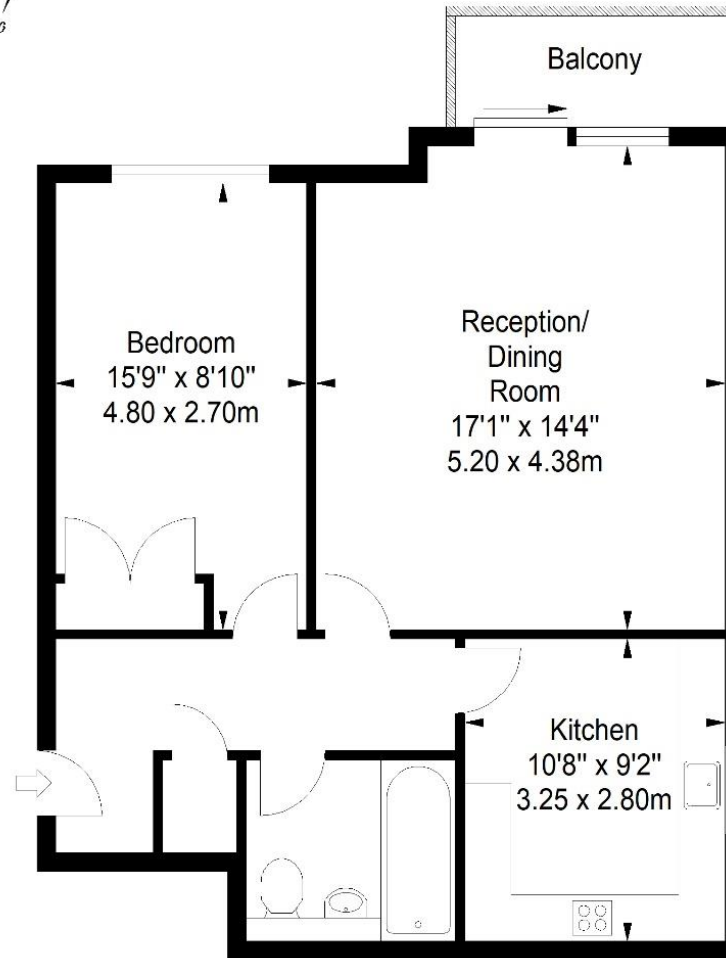




Prospectus Place

Approximate Gross Internal Area

624 sq ft / 58.01 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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR FLAT
- ❖ ALLOCATED PARKING BAY
- ❖ LONG LEASE WITH CIRCA 128 YEARS BALANCE
- ❖ SOUTH FACING BALCONY
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ 624 SQFT
- ❖ EPC EER B



A superbly presented one double bedroom purpose-built apartment, situated within this well-maintained development, conveniently located only 0.4 miles from South Croydon train station and moments from several local bus routes.

This larger than average apartment boasts 624 SQFT of floor space, has a south facing private balcony and benefits from an allocated parking bay. Additionally, there is gas central heating via a combi-boiler, the flat is fully double glazed and there is a long lease with circa 128 years balance.

The accommodation comprises a large double bedroom with fitted wardrobes, a stylish bathroom suite with shower over-bath, a generous entrance hallway with ample storage, a 10'8 x 9'2 separate fitted kitchen and a spacious lounge/dining room with direct access to the private balcony.

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		