

FOLKLANDS



MAYFIELD ROAD, SOUTH CROYDON

GUIDE PRICE £200,000













LONGACRE COURT

Residents
parking
only

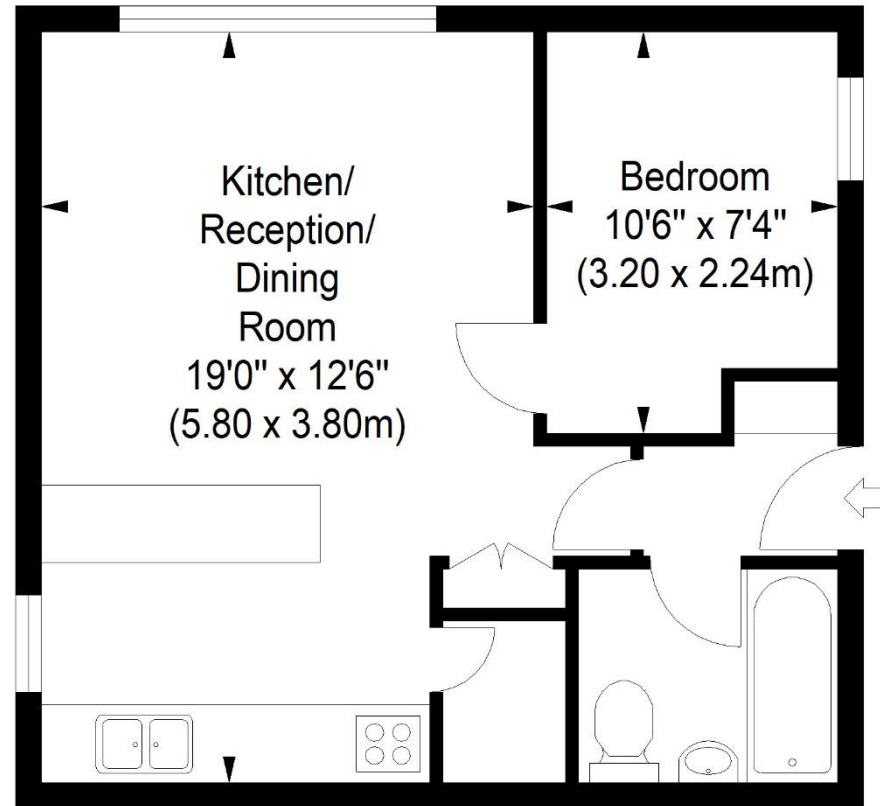




Longacre Court

Approximate Gross Internal Area

384 sq ft / 35.67 sq m

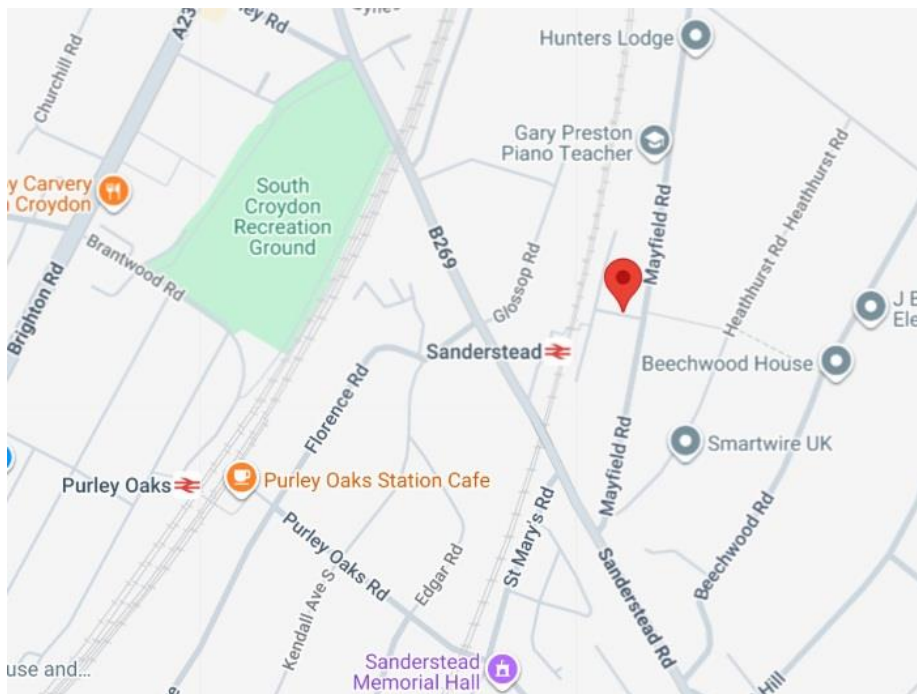


Second Floor

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

- ❖ ONE BEDROOM
- ❖ TOP FLOOR FLAT - BRIGHT & AIRY
- ❖ SHARE OF FREEHOLD & ULTRA LONG LEASE
- ❖ ALLOCATED PARKING SPACE & COMMUNAL GARDEN
- ❖ SMALL WELL MAINTAINED APARTMENT BLOCK
- ❖ MOMENTS FROM SANDERSTEAD TRAIN STATION
- ❖ LOW SERVICE CHARGE & ZERO GROUND RENT
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER C



**** Share of Freehold & Ultra Long Lease ** Low Service Charge & No Ground Rent ** Allocated Parking Space ** A well-presented one double bedroom top floor flat situated within this desirable residential area and conveniently located seconds away from Sanderstead train station & 0.3 miles from Purley Oaks train station.**

This bright & airy property forms part of this small and well-maintained apartment block; it has good storage, access to a fully insulated loft space and comes with an allocated parking bay. Additionally, there is a share of freehold, an ultra-long lease and a well-kept communal garden.

The accommodation comprises one double bedroom, a 19 x 12'6 dual-aspect kitchen/living room with two built-in storage cupboards & a smartly fitted kitchen, ample hallway storage and a modern three-piece bathroom suite with a shower over-bath.

Furthermore, this property sits moments away from an array of local shops, cafes & restaurants (including the local Tesco at Sanderstead station), it is only minutes away from both South Croydon recreation ground & the pretty Wettern Tree gardens and is within an easy reach of both Purley & Croydon town centres. We feel that this property will make an excellent first time buy or long-term investment.

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