

# FOLKLANDS



HARTSCROFT, FORESTDALE  
GUIDE PRICE £285,000

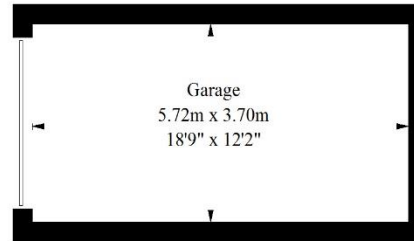




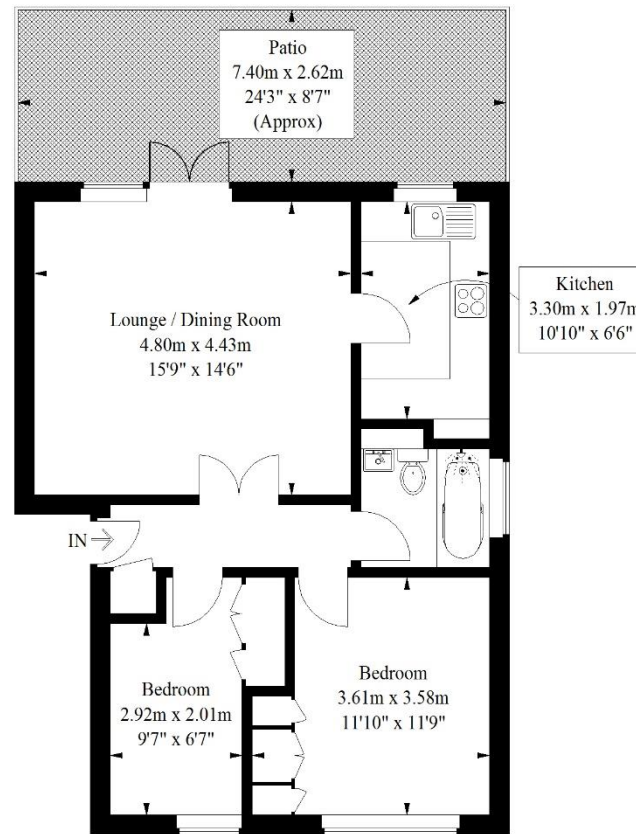


# Hartcroft, Forestdale

Approximate Gross Internal Area  
59 sq m / 635 sq ft  
Garage = 17.1 sq m / 184 sq ft  
Total = 76.1 sq m / 819 sq ft



(Not Shown In Actual  
Location / Orientation)



## Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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- ❖ EPC EER E
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ PRIVATE GARDEN TERRACE
- ❖ PRIVATE GARAGE EN-BLOC
- ❖ TWO BEDROOM GROUND FLOOR FLAT
- ❖ CONTEMPORARY KITCHEN & BATHROOM
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ AMPLE FITTED STORAGE
- ❖ LONG LEASE
- ❖ WELL MAINTAINED COMMUNAL GARDENS

A superbly presented two bedroom ground floor purpose built apartment situated within this popular development in the leafy Forestdale area, conveniently located 0.6 miles from the local tram stop and moments from the 433 Bus route which provides a frequent service to both East Croydon & West Croydon train stations.

This bright & airy apartment has been refurbished by the current owner and boasts a contemporary interior design, and benefits from a private garden terrace with direct access onto the attractive communal gardens, a long lease and a private garage en-bloc.

In our opinion this property would make an excellent first time buy. The accommodation comprises two bedrooms each with fitted wardrobes, a hallway cupboard, a stylish three piece bathroom suite, a contemporary fitted kitchen with integrated Siemens appliances, and a large lounge/ dining room with patio door leading onto the garden terrace.

Furthermore, this property sits a short distance from Selsdon town centre with its array of shops, cafes, supermarkets and restaurants.

