

# FOLKLANDS



WARHAM ROAD, SOUTH CROYDON

GUIDE PRICE £250,000









— First Floor

— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
60.07 sqm / 646.59 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
57.40 sqm / 617.85 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 61.88 sqm / 666.07 sqft  
IPMS 3C RESIDENTIAL 59.24 sqm / 637.65 sqft

spec id: 6239b95cb66300dd5bbf15a

- ❖ LARGE ONE BEDROOM FLAT
- ❖ FIRST FLOOR - POSITIONED TO THE REAR
- ❖ CHAIN FREE
- ❖ SHARE OF FREEHOLD
- ❖ FULLY DOUBLE GLAZED
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LARGE COMMUNAL GARDENS
- ❖ EXCELLENT STORAGE SPACE
- ❖ SEVERAL RESIDENTS PARKING SPACES
- ❖ EPC EER C

**\*\* Chain Free \*\*** An exceptionally spacious one bedroom first floor apartment that forms part of this well-maintained development, conveniently situated only 0.5 miles from South Croydon train station and 0.6 miles from Waddon train station.

Situated to the rear of the building, this bright & airy apartment boasts a spacious footprint, a private garage en-bloc, a share of freehold, it is double glazed throughout and further benefits from access to well-tended communal gardens. Additionally, there is a gas central heating system powered by a combi-boiler, a secure entry system, and a number of off-road parking bays available to residents.

The accommodation comprises double bedroom with a range of fitted furniture, a three-piece bathroom with shower over-bath, ample hall storage cupboards, a well-proportioned separate kitchen, and a large L-shaped lounge/dining room with views over the communal gardens. Other residents in the building have partitioned the living room to create a second bedroom (Permissions will be required).

Furthermore, this property enjoys the convenience of having three local bus routes on its doorstep, is a short walk away from a wide range of shops, bars & restaurants in South Croydon, and moments from the open green spaces of the Purley Way playing fields.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		