

FOLKLANDS



NOTTINGHAM ROAD, SOUTH CROYDON

GUIDE PRICE £320,000



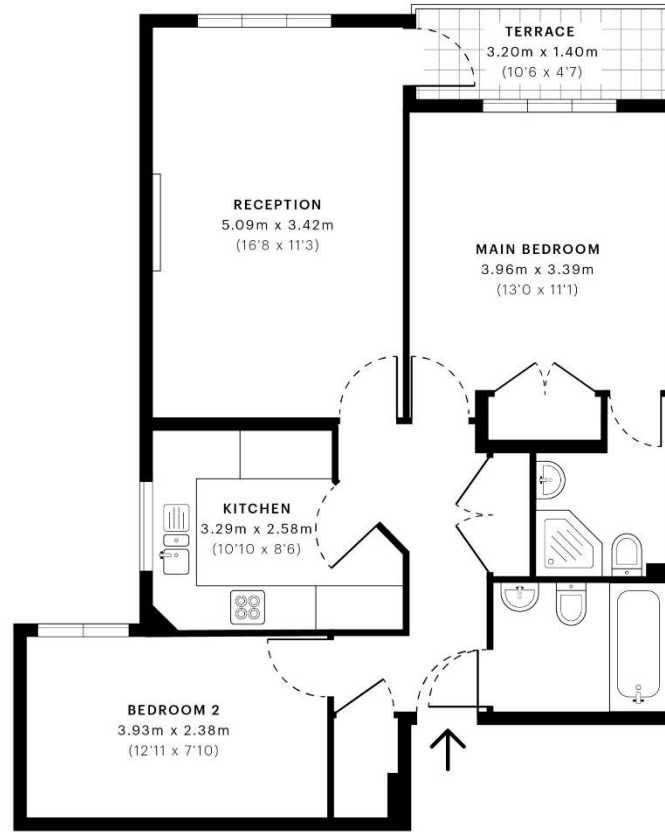












— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
64.97 sqm / 699.33 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height:
61.79 sqm / 665.10 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
4.48 sqm / 48.22 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
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 69.44 sqm / 747.45 sqft
IPMS 3C RESIDENTIAL 66.42 sqm / 714.94 sqft

SPEC ID 61d94e3adad4730dcdde80c2

- ❖ CHAIN FREE
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ FIRST FLOOR FLAT - REAR OF BUILDING
- ❖ GATED PARKING & COMMUNAL GARDENS
- ❖ SHARE OF FREEHOLD
- ❖ 0.3 MILES OF SOUTH CROYDON TRAIN STATION
- ❖ NEARBY LOCAL AMENITIES
- ❖ PRIVATE BALCONY/ TERRACE
- ❖ EPC EER B



**** Chain Free **** A superbly presented two double bedroom first floor purpose-built apartment situated within this well-maintained development, conveniently located only 0.3 miles from South Croydon train station and moments from a plethora of local amenities and bus routes.

Peacefully located to the rear of the building with garden views, this spacious apartment is offered with a share of freehold, it boasts a private balcony/terrace and forms part of a well-managed development that was only built in 2003. Externally the property benefits from an allocated parking bay which is accessed via security gates, there is a large communal lawn & a number of visitors parking bays; and there is even a residents carwash bay with a mains water connection. Additionally, the apartment has its own security alarm fitted and the block has a secure telephone entry system.

The accommodation comprises a master bedroom with a full range of built-in wardrobes & an en-suite shower room, a further double bedroom, ample hallway storage, a modern three-piece bathroom suite, a separate well-appointed kitchen with integrated appliances, and a 16'8 lounge/ dining room with patio door leading onto the private balcony/ terrace.

Furthermore, this property sits nearby the famous South Croydon Restaurant Quarter with its abundance of cafes, bars & restaurants, and is within walking distance of several local parks. In our opinion, this property would make an excellent first time buy, or an ideal home to downsize into, what with its excellent features and location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		