

FOLKLANDS



ST. AUGUSTINES AVENUE, SOUTH CROYDON

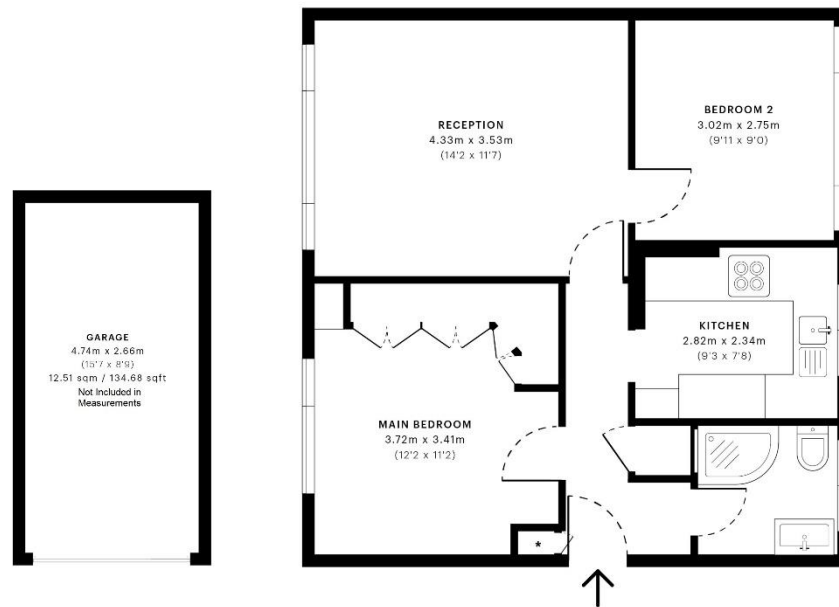
GUIDE PRICE £295,000











— Ground Floor

— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
52.98 sqm / 570.27 sqft

NET INTERNAL AREA (NIA)
Excludes walls and non-sell features
Includes walkways, rear land level height
50.71 sqm / 540.46 sqft

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

RESTRICTED HEAD HEIGHT
Limited to areas under 1.8m
0.04 sqm / 0.43 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.

IPWS 31/01/2019 03:51:55pm / 01/01/2019
IPWS 30/08/2022 03:18:55pm / 02/09/2022

SPEC ID: 56324368b25b5520dd6ac048c

- ❖ TWO DOUBLE BEDROOMS - TOP FLOOR FLAT
- ❖ CHAIN FREE
- ❖ IMPECCABLE CONDITION THROUGHOUT
- ❖ PRIVATE GARAGE EN BLOC
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ SHARE OF FREEHOLD & ULTRA LONG LEASE
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ 0.6 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER C

**** Low Annual Service Charge ** Chain Free ** An impeccably presented two double bedroom top floor apartment situated within this well-maintained development, conveniently located only 0.6 miles from both Sanderstead & Purley Oaks train stations, and 0.7 miles from South Croydon train station.**

This bright & airy property is well decorated throughout, it has gas central heating, and is fully double glazed. The property also features a share of freehold, it has an ultra-long lease and boasts a private garage en bloc. The present owners have fully renovated this apartment over recent years and part of the improvement works included the installation of additional insulation, making the property more economical to run.

The accommodation comprises a master bedroom with a full range of fitted wardrobes, a second double bedroom, a stylish shower room with large walk-in cubicle, a contemporary fitted kitchen with exceptional storage/ functionality, and a spacious lounge/dining room.

Furthermore, this property sits within walking distance from the open green spaces of Haling Grove Park and is within close proximity to a plethora of local shops, cafes and restaurants. We feel that this property would make an ideal first time buy or long-term investment.



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		